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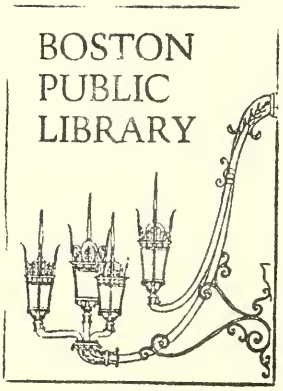
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FANEUIL HALL MARKETS REPORT

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Massachusetts

by

ARCHITECTURAL HERITAGE, INCORPORATED

Faneuil Hall Market, Boston, Massachusetts

and the

SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES

141 Cambridge Street, Boston, Massachusetts

under the direction of

MR. WILLIAM ENDICOTT

MR. FREDERICK STAHL

MR. ROGER WEBB

MR. WALTER WHITEHILL

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THE FANEUIL HALL MARKETS

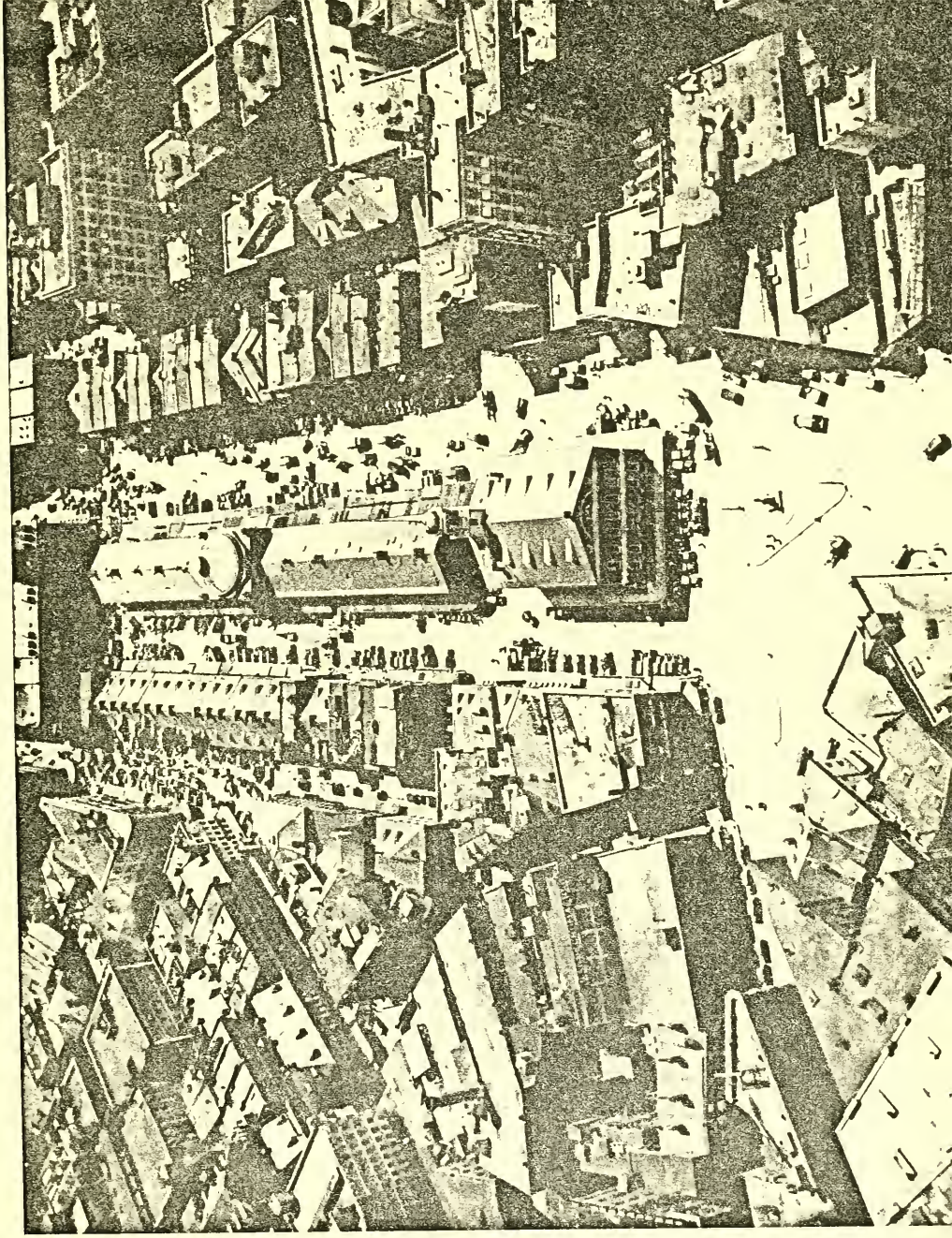
An Historical Study

6877

By

Elizabeth Reed Amadon
Abbott Lowell Cummings
Christopher P. Monkhouse
Roger S. Webb

Boston, Massachusetts
1968



". . . AN IMPROVEMENT, UNEXAMPLED IN ITS GENERAL CHARACTER, AND NOT TO BE PARALLELED FOR ITS PUBLIC UTILITY. . . ."

From the Final Report of the Building Committee, Faneuil Hall Markets, 1826

A

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P R E F A C E

In terms of providing tax-thirsty Boston with a continuing source of revenue, few city-owned real estate ventures have proven as profitable as that first "urban redevelopment project" - Mayor Josiah Quincy's Faneuil Hall Market and the flanking business structures on either side. This complex, consisting of the 535 foot long granite Greek Revival markethouse and the (now 44) granite-faced brick buildings, was begun early in 1825; the market officially opened August 26, 1826. At the time, Boston's population was about 55,000.

The new markethouse was the successor to Faneuil Hall, which had served the City well as a market and assembly hall since it was built in 1742 and later enlarged by Bulfinch in 1806. However, the market stalls in old Faneuil Hall became inadequate as Boston grew; the need for larger quarters was obvious.

Mayor Quincy's first plan was to extend Faneuil Hall itself, filling in necessary harbor area to supply the needed land. This plan then evolved into a separate, extended one-story markethouse, and from that the design for the present day two-story Faneuil Hall Market (Quincy Market) was realized.

The exact date of Alexander Parris' entry on the scene as arthitect is not known. That he was the architect is without

question-- the early Boston City Records, plus numerous other sources, bear witness to this fact. Whether he drew up the earlier plans (for a one-story markethouse, etc.) is not certain. However, the final design is indisputably his.

The market ground floor and basement were divided into stalls for the sale of foodstuffs, renting in 1826 for approximately $25,000.00 total. By 1900, the net revenue was about $60,000.00.

The second floor was dominated by a large, central domed hall with wings on either end, each wing divided into several separate rooms. This floor was to be used for meetings, fairs, etc., by any organization petitioning for its use. The Massachusetts Charitable Mechanics Association, following other groups, held its first fair there in 1837 and continued to do so every 3 years until 1876. This organization also engaged the two top floors of Faneuil Hall and built a bridge between the two structures to facilitate pedestrian traffic.

Alexander Parris, envisioning the area as an integrated complex, was responsible not only for the design of the imposing granite center market but also for the designs of the connected but individually owned business structures to be built on what were to become North and South Market Streets. The land for these buildings, like that of the market, was largely filled-in harbor area. The 25 lots (23 extant) on North Market Street were sold at public auction in October of 1824 and the 22 on South Market Street in April of 1825. The lots were sold subject to certain specifications: that the structures erected upon them would be built according to the plans of Alexander Parris, as exhibited at the auctions, with other qualifications imposed by the City. Thus, though the market would remain in the possession of the City and

the buildings on either side would be under private ownership, integration of design was ensured for the entire area--an outstanding early example of city planning.

The low cost to the City of Boston of this addition to its architectural assets was due to the financial acumen of Mayor Quincy and his building committee. The market cost only $150,000.00 with income from stall rentals expected to defray this expense in time. The sale of the 47 building lots brought in over $700,000 to the city coffers. Six new streets were constructed and city real estate was acquired with no cost to the taxpayers but, instead, an eventual profit.

According to the financial statement of May Mathews in 1895, "This undertaking...had paid for itself by 1848, and has since yielded an aggregate profit above all expenses of nearly $3,000,000. The summary of the accounts may be stated as follows:

	Principal	Income	Totals
Payments --	$1,240,280	$ 969,316	$2,209,596
Receipts --	1,178,753	3,688,877	5,067,631
--	$ 61,527	+$2,919,561	+$2,858,034

"...it will hardly be denied that an undertaking which has paid for itself in twenty years...and which furnished public accommodations of great value, has been a success, regarded from the standpoint of a municipal investment." And this was the financial statement of nearly 75 years ago!

The canny Boston merchants of the early 1800's actively engaged in founding family fortunes and, aware of the future of Boston real estate, were eager to purchase at the North and South

Market Streets lot auctions. Among the many well-known buyers were Amos and Abbott Lawrence (importers, textile manufacturers who founded the Lawrence Mills in Lawrence, Massachusetts, and philanthropists); Samuel and Enoch Train (the latter founder of the Train Packet Line and responsible for bringing Donald McKay to Boston as designer of Train ships); and Israel Thorndike (originally from Beverly but whose business as shipowner, politico and manufacturer moved him to Boston in 1810). Other illustrious names included William Phillips, Isaac McLellan, Charles Torrey, Samuel Hammond, John Bellows, and Robert Shaw.

As a result of the enterprise and foresight of these men the Market area for over 140 years has remained a busy center of wholesale and retail trade in the heart of Boston's business district.

FANEUIL HALL MARKET

Historical Report and Architectural Evaluation

Abbott Lowell Cummings
Mrs. Elizabeth Reed Amadon
Christopher P. Monkhouse
Roger S. Webb

I

BACKGROUND

(A) History of the Market Site.

Before the improvement of the market area by Josiah Quincy in 1826, the Town Dock waters came up as far as the east facade of Faneuil Hall. "On the old 1738 plans, the Town Dock was flanked by Woodmansie's wharf on the south and by Borland's, Bridgham's, Hill's and Pitts' wharves on the north. The Mill Creek, connecting the Mill Cove with the Town Cove, emptied into the latter on a line with, and a little south of, Blackstone Street." At one time, apparently all the area north of the Dock was known as the Fish Market.[1] (see maps #2 and #9).

By 1826, the market area was a shambles. "The Town Dock served chiefly as a receptacle for dead cats and other rubbish, its watercraft consisting of a pair of scows moored for the sale of oysters, wholesale and retail . . . . Temporary wooden sheds cluttered the region, and on high market days farmers' carts completely obstructed all adjacent streets. . . colonial chaos prevailed."[2]

All but the northwest tip of the land comprising the present Markets was originally covered by marsh, according to a

reconstruction map of the Book of Possessions, (map #1). At exactly what date the entire marsh area was reclaimed and built upon is not known, but it was probably a gradual process as the need for land increased and as this area became particularly valuable after the town, in 1641, granted Valentine Hill and his associates permission to build wharfs and warehouses on the cove, thus creating "an orderly and convenient Town Dock."[2] By 1662, much of it perhaps was in existence as usable land; an early deed of that date mentions shops to the eastward and a small strip of land along the "dockside."[3] At this time and for many years, until approximately 1780, this property faced the water front with its accompanying activity.

If the old maps are to be believed, sometime between 1728[4] and 1733[5] the southern half of the western section of the Town Dock was filled, though Drake suggests it may have been done as early as 1708.[6] At this early date, the area around the dock was certainly used as a market place and the dock was crossed by a swing bridge at the north end of Merchants Row, (map #4). The remaining half of the Dock, west of Merchants Row, was filled around 1780, though the Boston Evening Transcript in 1926 quoted a town committee report which gave the date as 1775. At this time the triangular plot of land on the north and western sides of the Town Dock was no longer waterfront property but faced the busy market area around Faneuil Hall (map #2). The occupants of this property had seen epochal events across the way in Faneuil Hall, from the delivery of Peter Faneuil's funeral eulogy in 1743 to the fitting of the Hall into a theater by the British officers during the winter of 1775-76. Count D'Estaing, in 1778, and Lafayette, in 1784, were both superbly dined in Faneuil Hall.

it to his daughter Susanna. At this time, and almost to the time of the old Feather Store's demolition, the property bounderies remained the same: N-31'; S-10'; E-41'; W-39'. At this period, there were two shops here, with Mr. John Rhodes' shop and house to the east.[8]

In 1679 Boston suffered one of many great fires; over 150 structures burned, Susanna's among them. Very shortly after this, in 1680, she and her husband, Thomas Stanbury, built the old Feather Store in the same location. The many-gabled building was of frame, covered with rough-cast which contained fragments of glass bottles mixed into its coarse surface. The date, 1680, was impressed in the apex of the west end gable. The structure was of two stories, the upper one projecting over the street. "On two sides, S & SW, the water once flowed, and in digging not far from here some years ago to settle a disputed boundary question, the capstan and ring-bolt of the old wharf were uncovered within the . . . sidewalk." [9] As was the common custom then, the old Feather Store was probably designed to be used as both shop and dwelling house.

The various owners leased the structure to tenants over the years, including an apothecary, hardware merchant, victualer, and distributor of "West India goods." In 1805 the main building was rented to Daniel Pomroy, and in 1810-1818 to Pomroy and his partner, John K. Simpson, as proprietors of a "feather store" (Fig.2). According to an old billhead owned by the SPNEA and dated May 4, 1818, Pomroy and Simpson rightly called themselves feather merchants. Their stock is listed as follows: "Feathers: Russian, French, Sea-Fowl, Southern, Common and Live-Geese; Feather Beds of all prices, Mattresses, Bedsteads, Sacking Bot-

toms, Best Down, Bedticking of all kinds, White and Coloured Counterpanes, Wool and Cotton Coverlets, Rose Blankets, Sheetings, Bindings, Carolina Moss, Curled Hair, Coarse Linen, etc. Beds of any price made and filled with feathers at the shortest notice." This feather business later evolved into the Simpson upholstery concern with a listing in the Boston directories under "feathers" until 1849.[10] Before its destruction, Charles J. Lovejoy occupied the larger share of the building with his "clothing warehouse" (store) and William W. Allen sold "boots and shoes" in the smaller wing to the south. By 1858 the valiant old Feather Store was subjected to the indignity of having its overhang used as a clothes rack (Fig.1).

In 1925-1926, the larger "modern" building, called the "Flat Iron" Building which had replaced the old Feather Store, and the old red brick building adjoining it to the east were torn down to allow the City to enlarge the congested Faneuil Hall Square area. The latter (age unknown, five stories high on North Market Street and four stories on North Street), in the mid-19th century, housed first Stephen Hall, "grocer", and then Martin L. Hall & Co., "West India Goods" (Fig. 3).

Beyond this structure was the first Boston Museum, also called the Market Museum and Woods' Museum. The exact date at which this was built is not known; however, according to an undated article in the Boston Sunday Globe, it was built many years previous to 1795.[11] If so, it had had a face-lifting on the North Street side by the middle of the 19th century, when its brick front of four stories had rounded-top Italianate windows at the fourth floor level. The rear (or North Market Street side) was framed in varying levels and projections and was obviously added

at different periods (Fig.4), certainly after 1826 when the entire south section of the large triangle of land was sold by the City primarily to those owning the land on the north side. (See map #1, Appendix B).

According to a newspaper report, notably untrustworthy as they are, this building was occupied originally as a dwelling. It later became the Columbian Museum, possibly so-called because "the Columbian Lodge of Masons rented the room that was used for a theater and at their own expense fitted the same to their own task." The first lodge of Masons in the country met in this building.[12] The "Boston Museum" was established here in 1804 by Philip Woods, then moved to another location in Dock Square for a short time before returning to its original site. According to a small print of a Boston Museum poster, (much of which is illegible), the Museum indeed had wondrous sights. Among its more than 20,000 rare curiosities, both "natural and artificial", and the largest collection in the United States, was "a monstrous and extraordinary large serpent." In addition to the Museum, the management opened "another new and elegant hall," where "ghosts, witches, devils, coblers and monsters" were evidently presented in medieval plays.[13] In 1822 the New England Museum acquired the greater part of this collection.

An architectural feature of this elegant hall was the stucco work upon the ceilings and the cornice around the top walls, 18 inches in depth and made of wood covered with a thin coating of plaster. Just before the building was torn down the old stage was still to be seen in the upstairs hall with the dressing rooms on the left side, and the loft where the scenery was stored. The hand-hewn timbers were over a foot square and some of the low-

ceilinged chambers scarcely allowed a man to stand erect,"whilst the staircase in its almost perpendicular ascent is extremely suggestive of broken bones."[14]

The property on which the Museum stood belonged to Amasa Stetson and Rufus Thayer, or their heirs. The building itself was replaced by a $50,000 four-story brick block, stone trimmed, built by Swift and Co. and designed by Page, on land leased from the owners, and was called the Thayer Block. By 1933, this edifice had met the same fate as its predecessor, the Museum.

Beyond what had been Mr. Woods' Museum, on the eastern side of the alleyway dividing the triangular plot of land, stood for many years two grantie buildings which formed the entire east end, bounded by Ann Street on the north, Merchants Row (formerly Roe Buck Alley) on the east, and North Market Street (or Faneuil Hall Square) on the south. (See map #1, Appendix B.) This eastern half of the plot under discussion was again divided, north to south, by a small passageway called Conduit Alley.

One of the more interesting buildings which of necessity had to be torn down to make way for the new Market complex was the Triangular Warehouse (Fig.5). It stood for many years on the north side of the Town Dock, opposite the swing bridge. According to Winsor, "its origin is involved in a happy obscurity."[15] The unusual construction gave rise to much conjecture. The structure was of larger than usual brick on a stone foundation with a slate roof and two stories in the principal part of the building. The lower story had many doors and windows and on each corner and in the center of the roof was a ball-topped tower. Early Boston histories were of the opinion that this building may have been a fort or a government custom house, but felt that it was most likely

constructed as a commercial warehouse. Walter Whitehill states that it was built c. 1680 by Richard Wharton.[16] The west side of the Triangular Warehouse faced Roe Buck Passage, later an extension of Merchants Row. The passage, tortuous, narrow and winding, was 100 feet long, varying in width from 13 to 20 feet, and was the main thoroughfare from the northern section of the city to the central market and the wharves. Serious accidents had occurred here, including the death of one child and the mutilation of another, and nearly every year the citizens presented to the town authorities petitions for its enlargement.[17]

The street was named for the notorious and disreputable Roe Buck Tavern where at least one fatal encounter took place. The Tavern Building, with a projecting upper story, was said to have been built by Richard Whittington, a descendent of the Lord Mayor of London.[18]

Roe Buck Passage was widened in 1826, with the acquisition of the necessary adjacent strip of land, and renamed Merchants Row. Chatham and Clinton Streets, arising out of the chaos of the region, were both laid out at the time the market area complex was developed by Mayor Quincy. Clinton Street formed the north boundary of the North Market Street lots; the old Mill Creek crossed it at the point where the New England House was later built. The course of the Creek was altered to flow into the harbor instead of into the Town Dock; Blackstone Street now follows what was the path of the Creek. Chatham Street was made the south boundary of the South Market Street properties. Off Chatham Street and just below Merchants Row was a passageway called Butlers Row, named for Peter Butler who had a warehouse and wharf here. (See map #9). It is indicative of

the value of this locality to the merchants that Andrew, Peter, and Benjamin Faneuil all had warehouses here.

The inhabitants of Boston, incorporated in 1822, saw great changes take place in the first twenty years of their city's existence. The population more than doubled, from 43,298 in 1820 to 93,383 by 1840. Accompanying this population explosion were startling alterations in the topography. Mountains were leveled, coves filled in and new streets laid out. Used to fill in the Mill Pond, the top of Beacon Hill was finally reduced to its present height and by 1836 the last of the Trimountain, Pemberton Hill, was leveled to facilitate the development of residential land in its place. To protect open spaces for the inhabitants, the Public Garden was established, to be "forever kept open and free of buildings for the use of the citizens."[19] The superb waterfront improvement, commenced under the auspices of the Broad Street Association, directed by Uriah Cotting and planned by Charles Bulfinch, was further advanced under Mayor Quincy and his development of the Faneuil Hall Market area. (See map #10). By 1852, with the filling of the Town Dock and Cove and with the new streets laid out, nearly 600 acres had been reclaimed, almost the extent of the original area.

As granite became easily accessible, via the Middlesex Canal and later the Quincy Railway, it largely replaced brick as the more popular construction material, particularly for public and commercial buildings. Boston's elegance and sophistication, instigated by Bulfinch, expanded under the Greek Revival influence so predominant in the 20's and 30's.

(B) Acquisition of land

Of the land on North and South Market Streets which was

sold at auction in the fall of 1824 and the spring of 1825 by the City of Boston, part, as we have seen, had been acquired by filling in the docks area and building over the wharves and part was land sold to the City by occasionally reluctant owners.

In 1823, upon first proposal and discussion of the greatly extended plan for the new market house and improvement of the area, the Mayor and City Council were overly optimistic concerning the cooperation of those citizens whose estate would fall within the confines of the proposal.[20] By the end of the year the citizens had been approached by the joint committee of both branches of the City Government and said committee found the asking price for much of the necessary real estate too high. Another committee was appointed to consider exercising right of eminent domain.[21]

By July of 1824 the joint committee reported that all estates which could be obtained by negotiation, at a reasonable price, had been purchased, including that of Charles Miller; John Osborn's heirs; William and James Savage; Benjamin Bussey; heirs of Caleb Wheaton on the north side of the Town Dock; and the estates belonging to Samuel Hammond; John Codman; Lot and Josiah Wheelwright; Edward Miller; heirs of the late John Gore; heirs of the late Samuel Parkman; and 10/14 of estates of heirs of the late Nathan Spear.[22] Also purchased were Eustis' and Howard's Wharves and estates of Jesse Kingsbury et al, and heirs of Henry Bass.[24] William Wheildon, in his Semi-Centennial Celebration of Opening of Faneuil Hall Market- August 26, 1876. mentions that among others that transferred their lands to the City for the advancement of this great project were the well-known Harrison Gray Otis, John T. Apthrop, Governor Eustis, and John D. Howard. After the September 1824 auction of North Mar-

ket Street lots, other estates were bought by the City -- lands of Benjamin Adams, James T. Austin, Josiah Salisbury, Thomas Barnes, the Fifty Associates, and the Proprietors of Long Wharf.[25]

The land owners who proved not to be as cooperative, or whose estates were too involved, for legal reasons, to be sold easily, were those of Daniel T. Vose; Joseph R. Newell; Thomas Hancock (non compos), and the remaining 4/14 of the late Nathan Spear's estate. It was decided that a guardian should be appointed for Thomas Hancock, with whom negotiations could be conducted,[22] and that the land of the others would be taken by eminent domain. The latter were to appear in Court to state damages to be incurred when their land would be taken.[26] At the time of the Court hearing, Daniel Vose capitulated and the balance decided to arbitrate.[27]

In January of 1824 Mayor Quincy sent a petition to the State Legislature requesting the power to exercise the right of eminent domain, such as had already been "granted and exercised by Surveyors in relation to Highways." This power was felt necessary to keep any recalcitrant property owners from holding up the purchase by the City of the needed land.[28]

It is probable that this was the first case of eminent domain ever exercised by the City of Boston, with the grant of the State Legislature, for the forced sale of private property necessary to development of urban living.

FANEUIL HALL MARKET

II

THE BUILDING

(A) The Genesis:

From its inception, the extension to Faneuil Hall under Mayor Josiah Quincy appears to have been the joint responsibility of Alderman Asher Benjamin and Alexander Parris when it came to drawing up plans and elevations. Therefore, when Benjamin resigned from the Mayor's Special Committee on the extension to Faneuil Hall, Josiah Quincy, writing of the resignation in his Municipal History of Boston, took the opportunity, as well, to stress the joint roles played by Benjamin and Parris in laying out Faneuil Hall Market.

On the seventh of this month [February, 1825] the Committee were deprived of one of its most active and talented members, by the resignation of Mr. Alderman Benjamin, whose practical skill, scientific acquirements, experience, and great judgment, as an architect, had largely contributed to the success and extensiveness of this important improvement, as he had been, in every stage of the building of the new market house, joined in council with Alexander Parris, the employed architect, in devising and improving its original plan.[29]

Curiously enough, latter-day architectural historians have not read Quincy's Municipal History of Boston very carefully, and the apparent significant role played by Benjamin has consequently been overlooked. Thus we find Ada Louise Huxtable stating in her article on Faneuil Hall Market, which appeared in Progressive Architecture in 1958, that "at no time in Quincy's account of the project in his Municipal History of Boston is there any mention of that forgotten man: the architect."[30]

The first plan for the extension to Faneuil Hall simply consisted of erecting a "large vegetable market, thirty-six feet wide, one hundred and eight feet long, on the north side of Faneuil Hall, which, on the twenty-fifth of June [1823],was accepted by both branches [of the City Council]. . ."[31] Fifteen thousand dollars was appropriated for its completion.[32]

As time passed, and the idea of a grand improvement caught the imagination of the Mayor and others, more ambitious plans were proposed. On January 16, 1824, "a general and very full meeting of the inhabitants" of Boston was held in regard to the extension of Faneuil Hall.[33] At this time the Mayor stated the views entertained by the City Council, produced a plan of the general improvement contemplated, embracing a ground view and an elevation of the proposed stores and market house; - the former extending no further than to the easterly end of Codman's Wharf, being only four hundred and fifty feet in length, and not passing in an easterly direction beyond the ancient south-westerly line of the dock, and was limited to the space between the land leading to Bray's Wharf and Ann Street, having the market house fifty feet wide, with a sixty-five feet street on its north side and a sixty feet street on its south side. The market house was proposed to be only one story in height, of wood, open on all sides, supported by a double row of pillars, like the market houses in Philadelphia, and bearing no comparison with the plan which was subsequently executed.[34]

The plans and elevations which were shown at this time to the public had already been drawn up for the consideration of the City Council itself by December 8, 1823.[35] The plans were thought so ambitious (and thus cause for a city debt, "which neither the present inhabitants of Boston, nor posterity, would be able to pay,") that they soon came to be referred to as "the mammoth project of the Mayor."[36]

Just the same, the Mayor seems to have remained undaunted in spite of his critics, and the plans and elevations for the extension to Faneuil Hall grew more and more elaborate,

and, needless to say, expensive. Between September 6 and 13, 1824, the Committee put aside the plans for an open-air market house of wood, and appropriated instead $75,000 for a one-story market house of stone.[37] And these plans were in turn replaced by a scheme for a two story market house of stone, as finally built, which the Mayor signed on October 5, 1824.[38]

As the plans and elevations for the new market house changed, so, too, did the plan for the overall site. One of the early plans intended the center of the market house to coincide with the center of Faneuil Hall. The market house was to be 50 feet wide. Eighty feet was to remain unencumbered on the north and south sides of the market house to form North and South Market Streets. The opposite sides of these streets were to be flanked by ranges of stores.[39] But, owing to legal questions arising out of the obstinacy of the heirs of the Spear estate,

> the plan of placing its [the market house's] centre opposite the centre of Faneuil Hall was therefore abandoned, and it was resolved that the northern line of the two edifices should be made coincident; a circumstance often mentioned with regret, as a mistake, by those who are ignorant of the obstacles which rendered the present relative position of the market house expedient.[40]

North and South Market Streets were reduced in width to 65 feet and 60 feet respectively.[41] It was with these widths in mind that merchants partly invested in the development of stores to rise on North Market Street. The auction of lots of land on North Market Street took place on September 29, 1824.[42]

Such was the success of the sale of lots on North Market Street that the Committee on Faneuil Hall Market felt sufficiently encouraged to enlarge further upon certain aspects of the plan of the extension, particularly in regard to the width of

South Market Street. The Committee quickly determined that the commerce of the city would soon come to be concentrated in this area, what with the opening up of new streets which would more effectively link the North End with the rest of the city. Also, a new wharf on the city flats to the eastward of Faneuil Hall Market was envisaged for the not too distant future, which in turn would only serve to increase commercial activity in this area. And it was found by calculation on the basis of the present demand for meat and vegetable stalls that those contained in the New Market House were only sufficient for the existing population of the city. Consequently, if the city were to grow, it would still be possible to accommodate this further growth by making an addition to the market on its south side, with a width of 30 feet extending the whole length of the building. Needless to say, if Faneuil Hall Market were so added to, a street with a width of 102 feet would be better able to accommodate the addition than a street with a width of 60 feet.[43] And finally, the obstinate heirs of the Spear estate had to be contended with. By widening the street it was then legally possible for this land to be taken on indemnification, by the surveyors of highways for public exigencies.[44] This enlargement of the original street plan was brought before the City Council by the Committee on Faneuil Hall Market on December 24, 1824. The City Council on December 29, 1824, gave the "go ahead", as it were, to the Mayor and the Committee, and the enlargement was carried out.[45]

With the width of South Market Street now 102 feet, not only were the heirs of the Spear estate naturally displeased, but also those who had previously invested in lots on North

Market Street. They felt that the widening of South Market Street was injurious to them, and "contrary to the faith of the city, pledged to them."[46] To ameliorate the situation, it was suggested that the "new market house should be widened from fifty to eighty feet."[47] Others suggested that "the cellar of the market house, which was not through its whole length finished and walled, should be taken up and removed, so as to coincide with the centre of Faneuil Hall."[48] These propositions were made during the month of January, 1825. But, as Mayor Quincy argued successfully that the city had not delt unfairly with the owners of the block rising on North Market Street, the plans were carried out with no further alterations.[49](See map #9).

(B) The Architect.

With a knowledge of Alexander Parris' development as an architect and engineer previous to his involvement with the Faneuil Hall Market project, we are perhaps better able to understand why the Market itself took shape as it did (and why it apparently was so successful.)

The architectural drawings which survive from Parris' Portland years (1801-1808) indicate that he was thinking in ambitious, large scale terms from the outset of his career. Among the drawings from these years preserved at the Boston Athenaeum are two different sets of elevations and floor plans not unlike Bulfinch's Tontine Crescent of 1795. Such drawings clearly show that Parris was interested in relating individual units to an overall plan, which is certainly a principal motivation behind the Faneuil Hall Market project. And while in Portland Parris was given an opportunity to design and build commercial structures, as well as domestic. Out of this work came the Portland

Bank, for which plans still exist at the American Antiquarian Society in Worcester, though the building itself was destroyed in the fire of 1866. It is also thought that the Cumberland Bank may be by him,[50] though the only record we have of it is a daguerreotype from the 1840's, now in the collections of the Maine Historical Society in Portland. Though these buildings stylistically were in the attenuated classical mode, generally associated with the name of Robert Adam, and in our country with Bulfinch, and thus bear little comparison to Faneuil Hall Market, they still illustrate an excursion into purely commercial building at an early date. Consequently they can be looked upon as youthful (and useful) exercises in a building type which would eventually lead to Faneuil Hall Market.

Portland, Maine, also provided Parris with an early opportunity to gain valuable experience in engineering. In an unpublished typescript of reminiscences by a man who knew Parris, it is mentioned that the architect was in charge of rebuilding the forts and walls in Portland Harbor under Generals Dearborn and Chandler.[51] Knowledge of fortifications and sea walls, particularly, was undoubtedly of inestimable value when Parris came to build Faneuil Hall Market.

Just before Parris left Portland, he was given one final commission which brought to bear certain of the same problems he would have to face when laying out Faneuil Hall Market. This consisted of making a plan in 1808 for the Board of Trustees of Bowdoin College:

> embracing the plot of ground where the College buildings now stand, and extending so far as to comprehend all additional buildings, that may in future be necessary for the College, and to note in said plan all such improvements in the whole site, as might be made by the removal of any of the present buildings, with such walks, streets, lanes and other conven-

iences, as may be requisite to complete the plan.[52]

When it came time for Parris to lay out Faneuil Hall Market, clearly through his work at Bowdoin he was well versed in the problems of siting, especially where pre-existing buildings and future expansion both had to be considered and accommodated.

From Portland Parris emigrated about 1809 to Richmond, Virginia, "in pursuance of business engagements."[53] He is known to have still been there as late as 1811, and during his stay is said to have built a number of fine residences for the prominent citizens of Richmond and the vicinity, including the Governor's house.[54] Though the latter attribution has been questioned, a floor plan for this building in Parris' hand still survives at the American Antiquarian Society in Worcester, along with other plans and elevations which in all probability date from his Richmond sojourn. These drawings show a growing concern for the reduction of classical forms to their cubistic common denominators. And though the end product is still not purely Greek, it clearly shows the indirect influence of an architect such as John Soane. As a consequence, the stylistic change in Parris' work can no doubt be attributed to the presence of Benjamin Latrobe, who, it will be recalled, was in Richmond during these same years.

After the War of 1812, when Parris came to practice in Boston[55], his earlier stay in Richmond found expression time and time again in his work. Parris' first major commission, the David Sears house (1816), left no question that a new leaf had been turned in the history of Boston's architecture. The rather attenuated, often effeminate forms associated with Bulfinch were now unequivocally put aside for a straighforward geometry, boldly stated. St. Paul's Church (1819-1820) followed in much the same vein, ushering into New England for the first time as well

a Greek architectural vocabulary,[36] seven years before it appeared in book form by way of Asher Benjamin's sixth edition of the American Builder's Companion in 1827. The culmination of these developments was, needless to say, Faneuil Hall Market (1824-1826).

One further factor must be brought to bear in considering the progresses of Parris' architecture. As mentioned elsewhere, the Middlesex Canal opened in 1803, thus connecting the Merrimac with the Charles River, and in turn making the building material, granite, up until then infrequently used (a rare and consequently often cited exception being King's Chapel), more accessible than ever before. New buildings which reflected the influx of granite were Bulfinch's Court House (1810) and octagonal New South Church (1814). And as these two buildings well illustrate, Bulfinch, owing to the very nature of the building material now employed, was forced to think away linear detail and an overall lightness in design, which had characterized his earlier work in wood and brick. For Parris, on the other hand, granite had quite the opposite effect. Though his work in Portland bore a close affinity to that of Bulfinch in Boston, a bold geometry had come to possess his work while in Richmond, as has already been noted. Therefore, when Parris came to Boston after the War of 1812 and found granite being used with greater frequency, he readily adopted it for use in his own work, in part because granite served to enforce the cold prismatic shapes and forms now characteristic of his architecture.

The success of an architect presupposes his ability to wield calipers, to be conversant with design books, and, finally, to communicate with those in his employ. That Parris was

capable of performing each of these tasks is borne out in a letter of recommendation by General H.A.S.Dearborn to General William G. McNeill on November 30, 1844:

> Allow me to introduce to you, the bearer, Alexander Parris, who is eminent as an Architect and practical constructor, in civil, military and naval works. I have known him intimately for more than thirty years and can confidently assure you, that he is from the rectitude of his conduct, intelligence, and extensive experience eminently entitled to your consideration.
>
> He commanded a Corps of Artificers during the last war, and was employed by Col. Baldwin as an assistant in the construction of the Dry Docks in Charlestown and Norfolk, from their commencement to their completion - being alternately the superintendent of those works, at each place with the Colonel, and I know gave entire satisfaction. In fact, I do not know a man, who has so much experience in the science and art of erecting all kinds of structures in wood, stone and brick, as Mr. Parris. He has an excellent Architectural Library - is an accurate draftsman, and executes drawings in a beautiful and correct manner, for the guidance of mechanics, in all the branches of his profession.
>
> As a superintendent of the workmen, and assistant to you, in constructing the grand national work, at the Navy Yard in Brooklyn, you will find him all that you can desire; a treasure to you. From the high respect I entertain for Mr. Parris, I sincerely hope it may be in your power to employ him, both for his and your own satisfaction. . . .[57]

But, probably there is no better testimony to Parris'capabilities than the end product - Faneuil Hall Market.

(C) Beginning of Construction.

On July 17, 1824, the Columbian Centinel (Boston) reported under the heading of Faneuil Hall Market that "the arrangements for the immediate commencement of this splendid improvement are nearly completed. The work will probably be begun next week." By the spring of the following year the foundations were well advanced, and on April 27, 1825, the corner-stone was laid amidst all the usual pomp (see Appendix C). On October 5th of that same year the Centinel reported that the first story was nearly finished. This, of course, referred to the masonry walls, the mention of which raises certain issues of vital interest in the history of 19th-century technological progress.

To assess fully the historical significance of Faneuil Hall Markets, one must consider the importance of these market buildings to the technology of building. Alexander Parris incorporated into these buildings the very latest construction technology as well as several technological innovations in the use of wood, masonry and iron. Within these structures can be found some of the earliest experimentation with light framing techniques similar to balloon framing, experimentation with iron and stone compression columns, iron tension rods and a trabeated structural system that is similar in concept to the skyscraper.

Alexander Parris realized that granite, an extremely hard stone, need not be utilized like brick in the traditional manner and set on its broadest dimension, but that it could be set upright upon its smallest dimension, similar to wooded post and beam construction. Parris' Faneuil Hall Markets were the first large scale and well publicized demonstration of this new building technique. Although it is probable that other trabeated granite buildings predate the Faneuil Hall Markets complex, none have survived in Boston.[58]

This innovation in the use of stone is similar to the advance achieved in the use of wood when the wooden wall constructed of logs piled upon one another evolved into the frame wall constructed of wood posts and beams. The log wall construction technique requires the expenditure of several times as much wood and inhibits the penetration of the wall for doors and windows. The post and beam construction, for wood as well as stone, allows a greater economy of material as well as providing penetration of the wall for more numerous and larger windows and doors. The granite facades of Faneuil Hall Markets, especially the North and South

Market Street blocks, provide a spectacular display of reduced masonry wall area. The windows and doors are approximately fifty per cent of the gross wall area. This is a dramatic increase in window area over the rear elevations of these buildings which are constructed of brick masonry.

The construction of Faneuil Hall Markets necessitated that the technology of quarrying, cutting, transporting and setting monolithic pieces of granite be tremendously advanced. Parris specified that the Faneuil Hall Market columns be constructed of the largest monolithic shafts of granite quarried or erected in the United States to that date.[59] He described the eight columns, four at each portico at the east and west ends, as "3 feet 6 inches diameter at base, 2 feet 10 inches at neck, each shaft in one piece, 20 feet 9 inches long."[60] Each weighs approximately fifteen tons. Before the age of steam power this was a remarkable engineering feat. The credit belongs in part to Gridley Bryant who contracted to supply the granite and erect the stone.

Faneuil Hall Markets' trabeated stone facades were widely imitated. Granite for such facades was exported to New York and Philadelphia. Within Boston, the trabeated stone facade became the new fabric of the city, superceding Bulfinch's brick; this predominance of granite endured throughout the 19th century. Only recently is granite becoming a rare and unfamiliar texture of Boston's waterfront.

Parris used wood in two ways that foretold the development of the balloon frame as well as the laminated beam. With these two technological innovations, he designed a dome that did not require the traditional heavy trusses. Using three layers of wooden boards nailed together, Parris formed light structural beams.[61] These layered wooden beams were designed as long contin-

uous curves, or fifty foot segmental arches, that were used as vertical ribs for a light balloon frame skeleton for the dome.[62]

Parris' structural design for the Faneuil Hall Market dome is remarkable. It is really two complete domes, one suspended within the other. The inner plaster dome appears to spring from four segmental arches within the Great Room, Quincy Hall, but in fact it is suspended from the outer dome.[63] However the top of the inner dome is ten feet lower than the outer dome. This arrangement of the two domes creates the visual impression that the Faneuil Hall Market dome is constructed in the traditional manner of using a system of heavily timbered trusses. These traditional dome trusses resulted in the eye of the plaster ceiling being placed a considerable distance below the base of the lantern because of the depth required for the dome truss. (Fig. 8). To create this traditional relationship of the interior and exterior surfaces of a trussed dome, Parris designed two complete balloon frame, or ribbed, domes.

Parris utilized the new building material, iron, as imaginatively as he used the traditional materials, wood and stone. For centuries iron had been used in conventional ways for such products as nails, bolts, plates, straps, hinges, pintles, window weights, machinery and mechanical gears.[64] However, by the first quarter of the 19th century iron was not widely used as compression columns or tension rods nor was the use of iron in trusses widely practiced.

Evidently Parris was familiar with the properties of iron, which he used in unconventional and imaginative ways. For example, he installed iron as compression columns within forty-eight of the one hundred eighteen columns on the ground floor of Faneuil Hall Market. These not only carried the weight of the second

floor, which was loaded on the cast iron columns by two continuous wood trusses running the length of the building, but they also took the load of the aisle on the first floor, which was hung from the second floor trusses by fifteen foot iron rods. Iron bolts and plates were also utilized to scarf the joints of the continuous tie beams of these trusses.[65]

This combination of compression columns, trusses and tie rods suspending the floor below was a highly sophisticated engineering solution to Parris' design. He wished to use brick flooring for the aisles of the ground floor but did not wish to fill the basement with ground arches to support the masonry floor. His solution was to use ground arches on the three short transverse aisles and to suspend the 512 foot aisle running the length of Faneuil Hall Market. This allowed Parris to use a shallow bay of 4" x 11" floor joists under the aisle and to add a brick covering that brought the aisle brick floor level up flush with the level of the wooden floor on either side.

Although it is probable the Faneuil Hall Market's iron compression columns may have had a precedent, none have survived today and Faneuil Hall Market remains the earliest known example.[66]

Iron rods were utilized in trusses by the 19th century.[67] However, the use of trusses to suspend a floor below by fifteen foot iron rods may have been unprecedented.[68]

The science of building gained great impetus in Boston during the decade of 1820-1830 by the emergence of architects such as Alexander Parris (1780-1852), Solomon Willard (1783-1861) and Isaiah Rogers (1800-1869) whose early training was as practical carpenters and engineers.[69] Previously Boston architecture had been dominated by a designer, Charles Bulfinch. An aristocrat by birth, Bulfinch turned to architecture after completing

his formal education and a European "grand tour". Not having learned his profession as a laboring joiner or carpenter, he was rarely forced to deal with the practical side of construction or with the necessity of devising technological solutions to design problems. In fact, in Bulfinch's later years, he employed Alexander Parris to prepare his working drawings and to supervise construction.[70]

That Bulfinch dominated Boston architecture until he was called to Washington in 1818 is demonstrated by the fact that until Bulfinch's departure neither Parris, Willard nor Rogers had received a single major municipal commission in Boston, although in the next decade each of these men would design a public building of national significance noted for its technological innovations.[71]

Three other factors in the first quarter of the 19th century contributed to the rapid development in the technology of building at the time these engineer/architects emerged from Bulfinch's shadow. First, New England granite, valuable for its unique strength, became more readily available by the development of canals and railways used to transport this stone to urban areas. The new and more exact techniques of quarrying and cutting granite made it both economical and feasible as a construction material.[72] It now became possible to use this exceptionally hard stone in a trabeated manner, similar to wooden posts and lintels. (Fig. 9).

Second, the new national Greek Revival style had begun to sweep the country and this design criterion required new technological solutions. The monolithic stone structure became the perfect architectural expression of Greek idealism.

Third, having acquired the necessary maturity and size,[73] Boston incorporated as a city in 1822. The resulting civic pride

and municipal self-identity motivated Boston to commission numerous public edifices, thus providing Boston engineer/architects with the opportunity for technological experimentation. This resulted in the evolution of new building techniques and the advancement of building technology.

The selection of Alexander Parris as architect assured that this complex of buildings would achieve as great distinction from its technological innovations as it derived as an early exponent of the new Greek Revival style. The 70' x 50' elliptical dome and the 22' tall monolithic granite shafts had no precedent in the United States and were a marvel to the layman as well as to the professional builder. Although Parris may have known of some precedent to his experimentation with light framing techniques, iron and stone compression columns, iron tension rods and a trabeated stone structural system, no example survives today.

(D) Sourcesof Granite.

Hardly were the walls of Faneuil Hall Market raised than fallacy came to replace fact, much to the consternation of the latter-day architectural historian. This is particularly true with regard to the sources of granite for Faneuil Hall Market. As early as 1838 such was the predominance in Boston of granite from quarries in the vicinity of Quincy, that E. C. Wines must have assumed the same to be true for the Market, forgetting that it had been built just before Quincy granite began to be quarried on a large scale to meet the demands of Bunker Hill Monument. Consequently, in his book A Trip to Boston, he stated that Faneuil Hall Market was "built entirely of Quincy granite."[74] And the error continued to be perpetrated by guide books thereafter, including the usually reliable King's Handbook of Boston (1878).[75] When Ada Louise Huxtable wrote about Faneuil Hall Market

for Progressive Architecture in 1958, she was also well aware of this same confusion over the sources of granite for the Market.[76]

The architect's contemporary description of the building stated that "the whole edifice is supported by a base of Quincy blue granite, 2 feet 10 inches high, with arched windows and doors, communicating with the cellars."[77] For a description of the granite used above the basement level of Faneuil Hall Market, the same document is curiously silent.

The next reference to the granite used in Faneuil Hall Market occurred in a description of the laying of the corner stone on April 27, 1825 (Appendix D). This description first appeared in the Columbian Centinel for April 30, 1825, and was later reprinted in the "Appendix" of Josiah Quincy's Municipal History of Boston (1852).[78] As the editor of the Columbian Centinel was Benjamin Russell, "an active and efficient member of the Faneuil Hall Committee," it is to be assumed that his facts were correct.[79] He specifically described the corner stone as being "a large block of Chelmsford granite."[80]

The quarries in the vicinity of Chelmsford were the principal source of granite in Boston before the quarries at Quincy came to be exploited on a large scale with the commencement of the building of Bunker Hill Monument under the direction of Solomon Willard in 1826. The Chelmsford quarries had first been made accessible to Boston with the opening up of the Middlesex Canal in 1803. When the new Cornhill Corporation projected Cornhill Street, the deeds of sale in 1816 specified that the buildings were "to be built with brick, four stories in height, the first story the front of which is to be of stone. . . . Handsome hewn stone," they continued, "of the quality and pattern used in

the Massachusetts Bank, to complete the corner stones, have been contracted for upon reasonable terms",[81] and while the variety of this stone is not specified we are told later by Brayley that the "Stores erected on Cornhill in 1817 were the first erected in the city on granite pillars", presumably from the Middlesex Co. quarries.[82] "The stone used in Boston under the name of Chelmsford granite", wrote one geologist in 1833, "does not come from Chelmsford, but from Westford and Tyngsborough. In the latter place it is obtained chiefly from boulders; but ledges are quarried in Westford. I do not know why it has been called Chelmsford granite, unless from the fact that large quantities are carried to Lowell (formerly a part of Chelmsford) to be wrought. This rock is pure granite with no hornblende; and being homogeneous and compact in its texture, it furnishes an elegant stone. Good examples of it may be seen in the pillars of the United States Bank and the (Quincy) Market House in Boston. These were from Westford. The Westford granite is connected with an imperfect kind of mica slate, in which it seems to form beds or large protruding masses."[83] The Rev. Edwin R. Hodgman in his History of Westford, written in 1883, reports that "Persons are now living here who remember to have seen those pillars drawn by oxen through the town on the way to Boston. That was. . . before the existence of railroads."[84]

Other descriptions of Faneuil Hall Market describe the granite for a large part of the fabric of the building as coming from Concord. This is the case in an article entitled "Improvements in Boston," which first appeared in the New York Daily Advertiser, and later in the Columbian Centinel for October 5, 1825. The information for the article was supposed to have been obtained

from Alexander Parris, and when on the topic of granite stated that "the whole is built of white granite, from Concord, New Hampshire, excepting the base, which is of Quincy granite."[85] That the bulk of the granite for Faneuil Hall Market came from Concord is further supported by a paper entitled Notes on Early Transportation, which was read by its author, George L. Vose, to the Boston Society of Civil Engineers on November 18, 1884. When describing the transportation of granite to Boston by way of the Middlesex Canal he mentioned that "it was through this passage [Middlesex Canal, Charles River, and the canal paralleling Canal Street in Boston] that nearly all the stone for Quincy Market, which came over the Middlesex Canal from Concord, New Hampshire, was brought."[86] The Merrimac Boating Company (later the Concord Boating Company) had made the Merrimac River navigable as far asConcord, New Hampshire, sometime after 1803, and the seeming conflict in these various statements is readily resolved by Herbert E. Fletcher who examines the various accounts and reports that he had had pointed out to him, "by several men who saw them quarried, the location of the boulder from which thecolumns to the porticos of this building [Quincy Market] were quarried by Charles Hollis; I have heard from eye witnesses the story of the teaming of these columns, eight in number, from the northeasterly part of Westford to Boston by teams drawn by twenty yoke of oxen." In short, he concludes, "An examination of the building proves that all of the records were partly right. The basement is built of Quincy, the columns of Chelmsford, and the walls of Concord and Chelmsford granite."[87]

And as if the above sources of granite for Faneuil Hall Market were not enough, A. W. Brayley mentions that the granite,

in part, also came from Hallowell, Maine.[88] This is not the only reference to be found to Hallowell granite, because "according to the Parsons Granite Report stone from Hain's ledge had previously been used 'in the New Market House and Tremont Theater in Boston; in the Arcade in Providence; and amongst many other buildings, in the New Market House in New York.'"[89] The "Hain's ledge" undoubtedly refers to Jonathan Haine's Ledge, which later became the Hallowell Granite Corporation.[90]

Gridley Bryant (1789-1867), father of the architect Gridley J. F. Bryant, was named in the City Council records of November, 1826, as one of three men who supplied the granite for Quincy Market. Of the other two, Abner Joy and John Redman, no mention can be found except in the Boston Directories where Joy is listed as a stone mason in 1825 and 1826 and Redman is listed as a bricklayer in 1820 and as a mason in 1825 and 1826.

In the various biographical dictionaries, Bryant's fame far exceeds that of his architect son. As the inventor and builder of the Granite Railway, inspired by the necessity of moving Quincy granite to Charlestown for the building of the Bunker Hill Monument, Bryant will be remembered in every school history.

In building his railroad, Bryant made no attempt to incorporate steam power; he would have ruined his enterprise had he done so. According to Winsor

> His views were confined to horsepower, and he built an improved tramway rather than a modern railroad. The really memorable thing about it was his ingenuity in devising the appliances necessary to its successful operation. These were very remarkable, including as they did the switch, the portable derrick; the turn-table, and the movable truck for the eight-wheel railroad car. All these contrivances subsequently passed into general use.[91]

His inventions having passed into the public domain, "abandoned to the public" as Bryant freely willed it, he consequently never received a penny for his engineering prowess, and died a pauper at the age of 78.

In all the available records and histories of the granite industry, little mention is made of Bryant until his purchase of a quarry in Quincy to supply granite for the Bunker Hill Monument. Unfortunately for the sake of present day research, the excitement over Bryant's contribution to the Monument and to railroad history seems to have overshadowed his participation in previous and succeeding projects.

One exception to this is the frequent mention of his acting as master-mason in the building of the United States Bank on State Street in 1824, Solomon Willard, Architect. This bank, later replaced by the Merchants' Bank, was built of Chelmsford granite in the Grecian temple style. The transporting of the columns on ponderous trucks pulled by horses overland from Chelmsford was the marvel of the day. If Bryant indeed was responsible for the columns on the Market building, he had had experience in the transportation of such unwieldy masses of granite with the building of the United States Bank.[92] It is also mentioned in The History of The Bunker Hill Monument Association by G. W. Warren, 1877, that Bryant was employed during the War of 1812 with Col. Loammi Baldwin constructing forts in Boston Harbor, and afterwards he built the Milldam in Boston. "He had become the leading and most enterprising mason and builder in Boston" when he undertook the Bunker Hill Monument project.

(E) Progress and Completion.

Surprisingly little has been gleaned from the records

concerning the progress of the work towards completion. For this reason we must rely upon a number of scattered sources - and upon conjecture - for much of what we know about any possible modifications of the original design which occurred as the building assumed its final form.

As we have not been fortunate to date in finding a set of Parris's original plans and elevations for Faneuil Hall Market, we turn first to three important visual documents by other Boston artists who in turn relied upon Parris's own drawings for their information. Two were done before the building was completed, and the third states that it is a "copy" by one of Parris' draftsmen, William B. Rowson, in 1841 (now in the collections of the Bostonian Society). The latter "copy" reveals certain differences in relation to the official description of Faneuil Hall Market as written up by the Architect, Parris, and embodied in the City Records (see Appendix, "Document I"). This official account states that each wing has six doors. There are at present eight doors in each wing, plus the large double doors at each end of the building, while the Rowson elevation and plan for the first story shows ten doors in each wing, beside the double doors at the ends! (Fig. 10). "Document I" also states that the wings are each divided into two halls on the second floor, yet Rowson's floor plan shows the wings divided into three halls. Perhaps the difference can be explained by considering Rowson's plans and elevation of 1841 as <u>updated</u> versions of Parris's originals. (For further information on how the second floor of Faneuil Hall Market was divided, see p.).

The two other views we have to consider are by Abel Bowen and Gilbert Stuart respectively. Both raise questions which

may be relevant in determining how Parris's final elevation for the Market House evolved, and how it differed from the Market House as actually built.

Abel Bowen published an "East View of Faneuil Hall Market" in A History of Boston by Caleb H. Snow in 1825 (Fig.11). With careful scrutiny one discovers that Bowen, who was both the delineator and engraver of this view, did not include a lantern on the dome, or pedestals (plinths) on the four corners of the base of the dome, and only shows one chimney. For Bowen to have executed this view in time for publication in Snow's History, he would have had to rely upon Parris's own elevation. Faneuil Hall Market had not progressed far enough for him to be able to determine on his own how the building would look when completed. By the time of the 1828 edition of Snow's History, Bowen had seen fit to add a lantern to the dome in his view of Faneuil Hall Market. (Fig.12). It is interesting to speculate whether Bowen left out the lantern, as he left out other details, owing to an oversight, or whether, in fact, Parris's original elevation did not show a lantern on top of the dome. Until Parris's original drawings for Faneuil Hall Market are found we cannot be certain.

Gilbert Stuart's portrait of Josiah Quincy is of exceptional interest in determining how Parris originally intended Faneuil Hall Market to look. To the right of Josiah Quincy in the portrait, as if looking out a window in the older Faneuil Hall, Faneuil Hall Market comes into view. Stuart has sketched in bucrania along the frieze of the entablature, which certainly are not there today, nor were when built (Fig. 13). Did Parris originally intend Faneuil Hall Market to have classical

linear detail? Perhaps he did not fully understand the properties of granite until working on the Market. Realizing that the stone scarcely lent itself to the sculptor's chisel; Parris, by necessity, forsook any linear embellishments. But then again, Parris had already designed and built at least three buildings of granite (David Sears House, Massachusetts General Hospital, and St. Paul's Church) and should have realized the restrictions imposed by granite upon detail. Perhaps he had not intended the frieze to be built out of granite, but rather a more easily worked stone as had been the case with the portico of St. Paul's (sandstone from Acquia Creek). Lack of funds may have decided the question of extra detail, as was also his experience with St. Paul's. It would seem more likely, however, that this elimination of detail is rather a consequence of a growing reduction of design on Parris's part to its cubistic common denominators, so eloquently expressed in his next major work, the First Parish Church of Quincy (1828).

As evidence which readily suggests that Gilbert Stuart's view of Faneuil Hall Market has more basis than merely his own artistic license, there is a letter written by Quincy's daughter, Miss Eliza Susan Quincy. In it direct reference is made to Gilbert Stuart's basing his view of Faneuil Hall Market upon Parris's elevation.

> The rest of the family were satisfied with the portrait painted in 1806, but I thought there ought to be another, at the age of 52 years. My father complied with my request, promised to give me the portrait, and in November, 1824, I accompanied him to the house of Mr. Stuart, in Essex Street, Boston. He was gratified that Mr. Quincy, in the midst of his engagements as mayor, and in the erec-

> tion of Faneuil Hall Market, was willing to give him time for a portrait. . . .
>
> Mr. Stuart asked for the elevation and plan of the new market, as he intended to represent Mr. Quincy as seated at a window of Faneuil Hall, commanding a view of the edifice.[93]

The most complete contemporary description of the building is the "architect's specification of particulars", mentioned earlier, which forms Document I in the City Records for 1826 (Appendix E). The information which it contains can perhaps be made more complete, though, by references to the erection of Faneuil Hall Market appearing elsewhere in the City Records. On July 27, 1825, there was discussion as to whether a wooden coving should be used in the Market, as originally contemplated, or a stone coving as proposed by the Committee on Faneuil Hall Market.[94] On August 1, 1825, after the matter had been researched and estimates of the costs made, a stone coving was decided upon, even though the cost of $16,017 was considerably more than that for a wooden coving ($4,097).[95] The only reference to coving in Document I is found in reference to the ceiling over the 512 foot corridor on the ground floor level of the market. It was described as a "cove ceiling"[96] Apparently, though, the stone coving referred to in Document I was actually for the exterior roof cornice.

The only other reference in the City Records which adds further light on the Market building itself is a petition of Isaac Adams and others on December 25, 1826, "that glass doors may be placed at the bottom of the stairs to the cellars in Faneuil Hall Market House." [97]

In any event, the building was opened for business on August 26, 1826, and on November 13 of that year "The Committee of both branches of the City Council, on the Extension of Faneuil Hall Market, having executed the great work assigned them by

that body," asked leave to submit their final report(Appendix E).

Among the expenditures which they submit occurs the item "Erecting the New Market house, including all materials and labor, and services of architect [$]149,158.75".[98]

III

NORTH AND SOUTH MARKET STREETS

(A) Sale of Lots and Purchasers:

In September, 1824, and April, 1825, having purchased the necessary land, filled in the harbor, and laid out North and South Market Streets, the City of Boston put the lots on these streets up for sale. The Columbian Centinel announced on October 2, 1824, that

> The lots of Land for Stores, connected with the extension and improvement of Faneuil Hall Market, and laid out on North Market-street, were sold in Faneuil Hall (the day being rainy) on Wednesday last, by Mr. Coolidge, of the firm of Coolidge, Poor and Head. The principal conditions of the sale were given in our last; a few immaterial alterations were announced at the sale. - By one of them the City guaranteed a passage way of 17 feet in the rear of the Stores. There is also to be a passage way of 12 feet through Lot. No. 2, in continuation of the Roebuck passage way. The lots were 26 [error - they were 25] in number. Prior to the sale, Lots No. 1 and 2 were sold to Mr. Samuel Hammond, (to whose land they adjoin) at private sale, for $20.83½ cents per square foot. The others were sold at auction, without reserve. The company filled the Hall, and much interest was expressed for the success of the sale.

Less than a year later, on April 12, 1825, the Centinel reported the sale of lots on South Market Street.

> The lots laid out on the street south of the New market were on Thursday sold by auction. . . .The amount of sales is $403,853.12½, making an average produce of $11.92½ per square foot. . . . The attendence of our fellow citizens on the above occasion was very general, and the best evidence of their public spirit, and the utility of the Great Improvement, is to be seen in the sums the lots were knocked off for.

When the North Market Street lots were auctioned during the preceding Fall the Centinel reported on October 2nd that they had sold

> for an average price of above ten dollars per square foot. The public cry is that the purchasers are crazy in giving such prices; but it must be observed that the purchasers are among our very shrewd men, and usually know what they are about as well as their neighbors. Since the Auction the purchaser of one of the highest priced lots has sold it at an advance of nearly Fifteen Hundred Dollars. For five years past it has been very fashionable to say that real estates had reached their highest prices and must speedily decline; - yet during that period real estates in the city have advanced generally from twenty-five to a much higher rate per cent. - Very little, excepting on the Neck and in South Boston, can now be purchased for less than one dollar a foot, and in most of the remote parts of the city it would now sell at auction for far more.

The canny Boston merchants actively engaged in founding family fortunes and aware of the future of Boston real estate, particularly in the new market complex, were obviously eager to invest in the City's project.

The following brief biographical sketches include only a small share of the total of the original purchasers, though

doubtless the remainder were equally estimable and worthy of inclusion. (For a detailed listing of the buyers at both streets, see Appendix A.) The most enthusiastic purchasers were the brothers Amos and Abbott Lawrence who jointly bought seven lots on North Market Street, Lots #17, #18 and #20 - #24, for a total cost of $60,091.99. (These lots were evidently bought for speculation as the Lawrence offices were and remained on what was then Cornhill Street until they moved to Liberty Square and then to Milk Street.[99] Amos, the elder brother, came to Boston at the age of 21 and shortly thereafter went into business for himself. In 1814 he made his younger brother, Abbott, his partner, and A. & A. Lawrence and Company soon became the most successful merchantile firm of its time. Amos was known for his hard common sense, and proudly made "Business before friends" his lifetime motto. An industrious, thrifty and temperate man all his life, he was also one of the leading philanthropists of his day.[100] His philanthropy was always a personal thing to him and though many of his wealthy Boston contemporaries gave away far greater sums in total, Amos Lawrence always directed his charity himself, where he knew it was needed. This activity was to be an inspiration to a later capitalist and philanthropist, John D. Rockefeller.[101]

Amos' brother, Abbot, who headed the firm in 1831, was probably the more buoyant and physically energetic of the two brothers and encompassed a wide range of activities in his lifetime. He showed great acumen in the growth of the Lawrence textile importing business and after he and his brother had become interested in domestic cotton and woolen manufacturing he took the lead in the foundation of the textile city of Lawrence, Massachusetts. He was also one of the first merchants to foresee the value

of railroads; he took great interest in promoting local improvements, and with all this became closely involved in politics, eventually accepting an appointment as U. S. Minister to Great Britain. His lasting concern with scientific education, particularly the work of Louis Agassiz, resulted in his founding the Lawrence Scientific School at Harvard.

The son and business successor of Amos, Amos A. Lawrence, worked endlessly to recruit families to settle in Kansas in 1856-58, thus resulting in Lawrence, Kansas, being named for him. He also established Lawrence College in Appleton, Wisconsin. Succeeding Lawrences have distinguished themselves in many directions, three having become Episcopal Bishops, following the pattern of "good works" laid out by Amos and Abbott.

John Bellows, evidently deciding to hedge his bet and have a vested interest on both streets of the new market complex, purchased Lot #3 on North Market Street and Lot #5 on South Market Street for a total cost of $44,641.25. Bellows, originally owner with his brother, Joseph, of the village tavern in Lunenberg, Massachusetts, later became head of Bellows, Cordes and James, importers of British dry goods, in Boston. He was president of the Manufacturers and Mechanics Bank and was largely interested in manufacturing. He retired from business at the age of 50 with an ample fortune. In 1826 he became an alderman and was appointed a member of the new building committee on the extension of Faneuil Hall Market.[102.]

The two Williams brothers, John D. and Moses, well-known Boston merchants, bought three lots jointly on North Market Street, Lots #4, #5 and #6, costing $44,802.00. In the later sale of South Market Street lots, they bought Lot #6 for

$16,445.25, and John D. Williams purchased, in his own name, Lots #16, #17, #19 and #20 for $76,430.87. The Williams boys were sons of the famous horticulturist, John D. Williams, Sr., who left an estate when he died in 1807 of $85,000.00, "all acquired by uncommon ability as a cultivator of fruit and vegetables." This vocation was pursued also by his son, Aaron, on the same family lands, the old Williams homestead on Walunt Avenue in Roxbury, where John D., Jr., and Moses were born. In 1835 John D., one of the larger subscribers to a railroad enterprise to extend the Western Railway Co. (an outgrowth of the Boston and Worcester Railroad) as far as Albany, was one of the few Boston capitalists having faith in the future of railroads.[103]

Israel Thorndike, a prosperous merchant of Beverly and Boston, purchased Lot #4 on South Market Street at the April auction for the sum of $18,126.87. He began his career as a sailor out of Beverly and Salem and later indulged in privateering during the Revolutionary War. In spite of a conspicuous lack of extended education, he became a powerful figure in the importing and exporting shipping trade. In 1810 he moved his business to the more important trade center of Boston and there continued his political activities already begun in Beverly; from 1788 to 1814 he was elected thirteen times to the state legislature. "He continued his extensive business with the Orient, invested largely in manufacturing and other business enterprises and his mansion became a political and social center."[104]

Thorndike's real estate holdings in Boston were extensive: waterfront property, land on Summer Street and Otis Place, and the John Hancock estate on Beacon Hill. He acquired property to use in his mercantile business, for his home, and as rental

and sale investments. In 1825 he lived at 11 Sunner Street with Daniel Webster as his neighbor at #10. Webster and Thorndike were close friends as well as neighbors and even cut a door through the party wall of the two houses at the time of Webster's reception for Lafayette so that the guests could freely move from one house to the other.[105]

Though Thorndike left at his death in 1832 an estate worth nearly a million and a half dollars,[106] he was not noted for his philanthropy, two bequests of $500 each to Harvard plus a $6,500 German library collection constituting nearly the sole extent of his generosity. However, he was one of the most colorful figures of his day. His early shipping and later business accounts carefully gathered and preserved at Harvard's Baker Library[107] furnish a fascinating first-hand account of transactions in that era.

Robert Gould Shaw, one of the early Boston millionaires, bought Lots #13 and #14 on South Market Street, the former for $15,323.75 and the latter for $14,950.00. Shaw, who started at scratch and made a million, had his own formula for success in competitive early Boston: "Keep one's countenance open and one's thoughts closed." He kept a close personal watch on each of his business ventures, examining every bill himself and keeping his own private books in his own handwriting.[108]

Lot #14 on South Market Street was purchased by Samuel and Enoch Train for $15,323.75. Enoch Train, one of Boston's most active merchants, was first engaged in the leather trade and with trade in South America. He later founded the famous Train sailing packets for the Boston-Liverpool run. His early ships being criticized as slow, he shrewdly commissioned Donald McKay to build the Joshua Bates and to move his Newburyport ship-

yard to Boston. McKay built ships for Train for nine years, some of these being clipper ships, and at least one was diverted from the Liverpool run to sail instead to California and Calcutta. The Flying Cloud, McKay's masterpiece, was built for the Train line, but when Grinnell, Minturn and Co. of New York offered Train $90,000.00, twice the contract price, for the ship, Train couldn't refuse.[109] McKay built faster and larger clippers, but for beauty and perfection of design neither he nor anyone else ever surpassed The Flying Cloud. She was the fastest vessel on long voyages that ever sailed under the American Flag.[110]

William Phillips, who purchased Lot #3 for $21,303.75 and Lot #21 for $17,950.00, both on South Market Street, was the son of the prosperous merchant of the same name, with whom he had entered business at an early age and from whom he inherited a large fortune in 1804. Phillips was very active in Massachusetts politics, serving first in the Massachusetts General Court for seven years and then, in 1812, as lieutenant-governor, an office to which he was re-elected for eleven successive terms. His political career ended in 1823 with a term in the Massachusetts Senate. He was one of the most generous benefactors of his time, contributing both scholarships and building funds to Phillips Academy, Andover (founded by his cousin, Samuel Phillips). He was an active participant in, and generous contributor to, many religious organizations, including Andover Theological Seminary. As is true of many Boston First Families today, Phillips was "fond of retirement and adverse to publicity;" conservative and cautious, his sound judgements inspired confidence in his contemporaries.[111]

Among other purchasers was Henry Rice who bought Lot #12

for $11,243.25 on North Market Street. In 1836 he was a member of the first board of directors of the Western Railroad Corporation, the company so reluctantly subscribed to by so few Boston merchants. He lived in Bulfinch Place in the house Bulfinch had built in the early 1790's for his own occupancy. Another buyer, Giles Lodge, bought Lots #2 and #10 on South Market Street at a total cost of $38,122.50. He was appointed to the Boston Common Council in January, 1826, and was then appointed a member of the new building committee on the extension of Faneuil Hall Market.

(B) Architectural Controls.

The deeds delivered to the individual buyers at the time of the auction of the North and South Market Street lots stipulated the conditions of the sale. The stores on North Market Street were to be erected "and completed for occupation" on or before July 1, 1825, and those on South Market a year later on July 1, 1826. Architectural controls were spelled out in detail and included provisions that each "store or warehouse" was to be constructed "of brick and stone four stories high which shall cover the whole of said lot with a cellar under the same, and a slated roof. . . ." The fronts were to be of "hammered granite of uniform colour," and were to be ranged "on a line with the front of the adjoining stores. . . ." Importantly, these buildings were to be erected "in all respects in strict conformity with the plan and elevation of the stores or warehouses drawn by Alexander Parris and exhibited at the sale of the said lots."[112] (See Appendix C).

Finally, it should be noted that Lots #1 and #2 at the western end of North Market Street and across Roebuck Alley (later Merchants Row) were laid out as a part of the whole complex, but

were sold by private sale in September, 1824, before the auction of the City lots. For Lot #1 at least, the purchaser agreed that the street front of any buildings erected on the premises should conform "in all respects to the buildings that shall be erected on the adjacent lots of land lying eastwardly of the premises, so far as relates to the height of the several stories and the materials. . . ."[113]

The buyer, Samuel Hammond, commenced in 1824 the construction of a building on the north-west corner of North Market Street and Merchants Row, to the east of Conduit Alley (see maps, Appendix A. Shortly thereafter, one Nathan Faxon, owner of the land to the west of Conduit Alley did the same. He and Hammond evidently reached an agreement to build jointly, as the second structure to the west was built as one building, the west half being Faxon's and the east half Hammond's. This building was designed as a mate to Hammond's corner structure, though it appears from old photographs to be about a foot higher at the floor levels and at the cornice. The same granite post and lintel construction was used on the front elevation of both, and each building had arched windows at the second story. Though the wording of Hammond's deed from the City was rather loose, Hammond and Faxon decided to follow Alexander Parris' designs as closely as possible, except when it came to the substitution of hip roofs for the ridge roofs of North Market Street (Fig.14).

The east structure onthe corner of Merchants Row and North Market Street, built and owned by Hammond, had a variety of occupants over the years. For a short period, from 1833 to c. 1835, the Franklin Hotel was listed in the Boston Directories as located at 49 North Market Street (in Hammond's building)

before moving around the corner and northward to 44 Merchants Row, still Hammond's property. The Franklin Hotel remained in this location until 1854. In 1856 it moved to 24 North Street in the rear of Hammond's lot. According to a Pendleton lithograph drawn by A. J. Davis and owned by the SPNEA which shows the Franklin Hotel on Merchants Row, the building housed not only "Benjamin Smith's Hotel" but also a barroom and the Franklin Clothing Store, Lendall F. Tarbett, proprietor. The architectural features as shown are difficult to reconcile with what is known of the structure then in existence there but one hesitates to question A. J.Davis' veracity (Fig.15).

In 1860 the Quincy Market House is listed among the "Hotels" in the Boston Directory at 45 North Market Street, under the management of Colbath and Tenney. The Faxon building (the west half of that shared with Hammond) was probably occupied by the owner for some years. From 1865 to 1876 the directories list Hovey and Co. here, at 53 North Market Street.

The eastern section of this building, owned by Hammond, was occupied in 1848 by George W. Almy's Clothes Warehouse, 52 North Market Street, "next door to Faxon's", though it must have been a bit crowded; the directories and photographs also indicate that Joseph Breck and Sons, "Agricultural Warehouse and Seed Store" was located here from 1837 to 1892. (See Fig. 14).

In 1893 Breck greatly enlarged and took over both buildings with Conduit Alley between (Fig.16) as successors to Parker and Wood (1885-1892) who had followed Parker and Gannett (1863-1881). In c. 1925 Breck's moved to their own building on State Street. Shortly thereafter the famous Patten's Restaurant occupied both structures (Fig. 17) until the buildings were torn down in 1933, at which time Patten's moved to new quarters on

South Market Street and on Court Street.

When these handsome granite buildings were demolished, the triangular area was left completely vacant (Fig.18). Though the gradual destruction of this area, beginning with the Old Feather Store in 1860, was consistently dedicated to Progress, the great loss of these architecturally valuable structures will always be felt by Boston.

(C) Construction.

In the meantime construction of the North and South Market Stores had moved forward. The Columbian Centinel reported on October 5, 1825, that all the stores on North Market Street were finished on the exterior and some were occupied; the walls of the South Market Street range, they continued, were raised to the first story and some even higher.

The source of granite appeas to be far less involved than that for Faneuil Hall Market. The description of the Market as it was being built which appeared originally in the New York Daily Advertiser, and was republished in the Columbian Centinel for Wednesday, Cctober 5, 1825, stated that the stores were built of Chelmsford granite. This is further corroborated by A. W. Brayley in his monumental work on the subject, the History of the Granite Industry of New England,[114] who also cites Chelmsford as the source of granite for the commercial blocks. Still, it must be kept in mind that Chelmsford is a "catch all" term which can be applied to practically any granite brought down the Middlesex Canal, be it actually from the quarries in the vicinity of Chelmsford or perhaps as far afield as Concord.

The major structural innovation was Parris's experimentation "on the exterior of the Market and flanking blocks with a

trabeated framework of monolithic granite piers and lintels," (Figs. 19, 20) as noted by Henry-Russell Hitchcock.[115] In other words, Parris anticipated skeletal framing which when translated into cast iron would pave the way for Sullivan's "tall building" at the end of the century. Nevertheless, it must always be kept in mind when evaluating the originality of Parris's structural contribution that John Holden Greene erected the Bristol Hotel in Providence in 1824 which "followed line for line Parris's commercial work,"[116] (i.e., the trabeated construction of Faneuil Hall Market and the flanking blocks).

IV

ROOM USAGE

(A) Faneuil Hall Market

Even though Faneuil Hall Market was not officially finished until November 20, 1826,[117] it is recorded that on Saturday morning, August 26, 1826, the first customer bought his leg of lamb.[118] He would have purchased it on the ground floor of the Market along a corridor 512 ft. long and 12 ft. wide.[119] 128 stalls lined the corridor, and were occupied as follows, "viz: 14 for mutton, lamb, veal, and poultry; 2 for poultry and venison; 19 for pork, lamb, butter, and poultry; 45 for beef; 4 for butter and cheese; 19 for vegetables; and 20 for fish."[120] The individual stalls were leased at a total weekly rate of $385.25 or $20,033.00 per year. The 20 cellars below were eached leased for storage at a total of $5,240.00 per year.[121] The stalls were patronized by both wholesale and retail customers, and fast became a tourist attraction besides, judging from the number of nineteenth-century guide books which highly recommended a visit.[122]

To capture the sights and sounds of a busy market day along this corridor, it is best to quote from accounts and descriptions of the time. E. C.Wines in a series of letters written to a fellow Philadelphian, Joseph R. Chandler, and later published in 1838 as A Trip to Boston, had the following to say:

> We boast, and justly, of our Philadelphia market-house, or rather of our street of market-houses; but Boston goes far ahead of us in this matter. I question much

whether there is any building of the kind in the United States at all comparable to Faneuil Hall Market. It is built entirely of Quincy granite, nearly 550 ft. in length, by 50 ft. in width, with a central part 75 ft. long, and projecting a little beyond the long wall on either side.

The Bostonians must be huge eaters of cheese, if an inference from the quantities of that article in the market may be trusted. I was particularly struck and delighted with the cleanliness of the stalls, and more especially of the meat benches. In fact, the whole city deserves to be noticed and praised on this account. Of a Saturday night, when the Market House is lighted with gas, it presents an animated and cheerful appearance. It is crowded almost to suffocation by mechanics and other manual laborers, who, with a portion of their week's earnings in hand, are buying, for their wives and children, a few Sunday luxuries. It is not pleasant to breathe the inside air at such a time, but it is pleasant to see joyous faces and hear cheerful tones of these worthy people, exulting in the prospect of rest and fireside enjoyments.

The show of fruits, flowers, and vegetables in this market is exceedingly beautiful, and not without a picturesque effect. In short, the Bostonians may well be content, yea, proud of their market, both in reference to the convenience and beauty of its arrangements, and the excellence of its consumable supplies.[123]

The description left by Samuel Adams Drake in his Old Landmarks and Historic Personages of Boston, published in 1875, seems only to agree in the same glowing terms with what the Philadelphian had written earlier:

The interior of the market has always been a scene of attraction to visitors, and a model of its kind.

> Admirable system and order prevails. Here are haunches that would have caused the royal sword to leap from its scabbard, as when
>
> Our second Charles of fame facete,
> On loin of beef did dine;
> He held his sword pleased o'er the meat,
> 'Rise up, our famed Sir-loin!
>
> Here are sausages in festoons; roasting pig that would have made Charles Lamb's mouth water; vegetables in parterres, and fruits from every clime. Here one may have fish, flesh, fowl, or good red herring. The countenances of those who seek their daily food before the stalls is a study. The poor woman lingering over the coveted joint far beyond her slender purse is jostled by the dame who gives carte blanche to her purveyor. What quantities we eat! Sydney Smith thought he had eaten wagon-loads more than was good for him. The open mouths of the gazers upon this scene of plenty have been likened to so many graves yawning for the slaughtered herds.[124]

The second floor of Faneuil Hall Market was also put to good commercial use. Though the official description of Faneuil Hall Market, found in "Document I", states that there was a central hall 70 ft. by 50 ft., with two halls in each wing divided by brick partitions, the smaller 44 ft. by 47 ft., the larger 173 ft. by 47 ft.;[125] the second floor plan as drawn by William S. Rowson in 1841 under the direction of Alexander Parris shows a central hall 70½ ft. by 49 ft., and the wings each divided into three halls, 42½ ft. by 47 ft., 82 ft. by 47 ft., and 90 ft. by 47 ft. respectively.[126] The question now raised is whether "Document I" was in error to begin with, which is unlikely, or whether another partition was added by 1841, when the surviving plan was drawn, thus making three halls in each wing. Disregarding how the second floor of Faneuil Hall Market

may have been partitioned at different periods, commercial uses for it were being considered by the Mayor and City Council well in advance of its completion.

There was a growing feeling in the 1820's that the prosperity of Boston was intimately linked with the manufacturing interests of the State and vicinity. And such prosperity could be greatly augmented, it was felt, through annual exhibitions and sales of domestic manufactures in the city. In October, 1825, Mayor Quincy, agreeing with these views, suggested to the City Council the adaptation of the hall over Faneuil Hall Market for this purpose. As a consequence, Patrick T. Jackson presented a petition on January 9, 1826, on behalf of an "association for the public exhibition or sale of domestic manufactures." On January 17, the Committee on Faneuil Hall Market reported that the petitioners should have use of the second floor for the purposes of such sales and exhibitions for the present year, not exceeding 20 days in the spring and 20 days in the fall. Both branches of the City Council accepted their report. And so, during the months of September and October, 1826, the second floor of Faneuil Hall Market was given over to its first exhibition and sale of domestic goods and mechanic inventions. It was sponsored by the Society for the promotion of Manufactures and Mechanic Arts. In January and July of 1827 the New England Society for the promotion of Manufactures and Mechanic Arts petitioned for the same privilege, and the City Council granted them use of the second floor for 20 days in March and 20 days in August. The sole object of the New England Society for the promotion of Manufactures and Mechanic Arts "was to effect, through the means of semi-annual auction sales of domestic manufactures a change in the course of

business, by bringing foreign purchasers to the domestic market, and thus relieving our manufacturers from the necessity of seeking a market in other States and countries...." As the first semi-annual auction sales were so successful, the New England Society for the promotion of Manufactures and Mechanic Arts sought to put these sales on a more permanent basis, which they were successful in doing. Between September 1826, and March, 1832, when the last sale was held under their sponsorship, the total amount of proceeds from these semi-annual auction sales was estimated to be between five and six million dollars. In 1837 the second floor of Faneuil Hall Market was again given over to displays of domestic manufactures and mechanic arts when the Massachusetts Charitable Mechanic Association held its first Mechanics' Fair there on September 18.[128]

The Mechanics' Fairs were held at irregular intervals, roughly averaging every three years. They not only engaged the entire second floor of Faneuil Hall Market, which by then had become officially known as Quincy Hall, but also the two upper floors of Faneuil Hall. To help facilitate pedestrian traffic between Faneuil Hall and Faneuil Hall Market, a "strong, light, and airy, self-sustaining bridge" was erected between the two buildings. The bridge was designed and executed by Caleb and T. Willis Pratt, for which they were awarded a Gold Medal by the Association.[129] Descending from Armory Hall (in Faneuil Hall), a visitor to one of these fairs crossed the bridge to Lancers' Armory which apparently occupied the end of the western wing of Quincy Hall.[130] This section was given over to leather goods. Two more sections followed in this wing, the boundaries of each no doubt being determined by the interior brick partitions as

indicated in Rowson's floor plan for the second story.[131] Then the visitor reached the central rotunda.[132] There in 1856 "the Fresnal Light, obtained from the United States authorities as Washington, at a considerable outlay of both labor and expense" was displayed as the major attraction of the Eighth Mechanics' Fair. Three more sections occupied the eastern wing of Quincy Hall, the final section being housed in the Light Guards' Armory.[133] That armories occupied the end rooms in each wing of Quincy Hall when not in use as display rooms for the Mechanics' Fairs throws further light on how the second floor of Faneuil Hall Market was formerly used. In 1860 the Massachusetts Charitable Mechanic Association erected a building on Chauncy and Bedford Streets, but not until they built an even larger hall to accommodate all functions in 1881 on Huntington Avenue was there no further need to engage Faneuil and Quincy Halls for their fairs.[134]

Over the years the second floor of Faneuil Hall Market has seen various other commercial uses. In 1829 Robert Salmon held a one-man show of 80 of his paintings there.[135] In about 1849 part of the second floor was given over to an establishment called "Quincy Hall Cloths and Clothing" owned by John Simmons and Co.[136] This was the same use as had already been found for the first floor of Faneuil Hall where William H. Milton and Co. ran Faneuil Hall Clothes Warehouse.[137] In fact, judging from the large number of stores dealing in dry goods and the like in the Faneuil Hall Market area, it could perhaps be likened to New York's so-called Garment District of today.

As Faneuil Hall Market was originally built to centralize the buying and selling of foodstuffs in Boston, a most appropriate use was found for the second floor, or Quincy Hall, in the latter

part of the nineteenth century. The Boston Produce Exchange was founded in 1877 and located itself in the "spacious and lofty hall on the floor over the Quincy Market directly under the dome of the building."[138] When the Boston Produce Exchange united in 1885 with the Commercial Exchange, becoming the Chamber of Commerce, the rotunda of Quincy Hall continued in use as its meeting rooms.[139] From 1862 until 1909 the rooms in the wings of Quincy Hall were devoted to the sale of agricultural implements by the Ames Plow Company.[140] In 1916 the tenants of the second floor and attic of Faneuil Hall Market included the two offices of the Superintendent of Markets, the lonely law office of D. D. Corcoran, the Ames Plow Company and the Fruit and Produce Exchange.

The first two tenants occupied a limited amount of the floor space, with the larger part of the second floor, plus the whole attic, divided between the latter two. Of this, the Ames Plow Company leased over 3,500 square feet on both floors and the Fruit and Produce Exchange leased, directly from the City, nearly 6,000 square feet on the second floor. In addition to this, the Exchange also subleased 3,294 square feet on the second floor and 2,892 square feet of attic space from the Ames Plow Company, dividing this space into twenty-two private offices plus locker space in the attic for rental to the market men.[141]

The Ames Plow Company shortly thereafter moved out of the market building but the Fruit and Produce Exchange stayed into the 1930's. In connection with their occupancy we are informed of certain changes of an architectural character which will have preceded the alterations following the damaging fire in the 1920's. Thus in 1919 the City records report that the Fruit and

Produce Exchange has divided its subleased premises into twenty-two offices on the second floor and into locker space in attic, and has leased them to market men for private offices, etc., at rental of $6,206.83 for year 1918. The cost of subdividing the offices amounted to $6,000.00, work having been done in 1913. The Public Buildings Dept. enlarged the windows and installed metal ceilings in this subleased portion at a cost of approximately $2,000.00. That portion occupied by the Exchange itself consisted of a large assembly hall for market quotations and several private offices of the executive secretary and for the directors.

(B) North and South Market Streets.

The individual units which taken as a whole comprise the commercial blocks on North and South Market Streets have from the beginning been used as either warehouses or wholesale/retail stores. According to available atlases showing property ownership over the years on both North and South Market Streets, the land and structures thereon remained in the same families of about 1/3 of the North Market Street original owners and a little less than 1/2 of the South Market Street original owners for the first fifty years. By 1967, previous to the BRA purchasing all the properties, except that owned by the Durgin-Park Restaurant on North Market Street, there was not one heir of an original buyer in possession of any North or South Market Street structure.

On North Market Street, the Lawrence (Lots #21 and #23) and Moses Williams (Lot #5) families were the most tenacious, remaining in possession until sometime after 1922 but selling before 1938. The Isaac McLellan heirs sold Lot #25 sometime between 1898 and 1902.

The heirs of John D. Williams remained owners of Lot #19 on South Market Street until sometime between 1922 and 1938; the Phillips heirs of Lots #3 and #21, until after 1902 but before 1922; and the French family with Lot #7 until 1898-1902.

By the present time, the majority of the buildings have been purchased by their occupants, primarily wholesale dealers in food of all varieties.

Dealers in every variety of foodstuffs always remained in the market area, selling their provisions from stalls both in Faneuil Hall and Faneuil Hall Market and from carts in the surrounding streets. Other products sold varied greatly both within a period of time and over the years. Other than food, the general trend in the area in the years immediately following the North and South Market Street construction tended toward sales of clothing, leather, furs, and allied goods, although there was a large representation of merchants of "West India Goods," snuff and cigars. According to an industrial census of 1837, leather goods were produced that year valued at $228,000, hats at $194,673 and straw-bonnets at $182,450.[142]

John Simmons, who carried on his business, the Quincy Hall Clothing Warehouse, in Faneuil Hall Market in 1849, for all practical purposes started the ready-made clothing industry in Boston between 1830 and 1835.[143] He was soon followed by others, among them John Gove who by 1853 had a large and pretentious establishment on the southwest corner of Merchants Row and South Market Street where he sold "oiled and rubber clothing, retail and wholesale cloth and clothing" and was an importer of "cloths and furnishing goods."

By 1880, the clothing industry had become the largest single business in Boston, employing about 15,000 people, and leading the country in this production--exceeding even New York City.

Scattered among the "clothing warehouses" in the early years were such businesses as a "fender maker and plain and fancy wireworker" (1827-33), "stoves and grates" (1828), Bell's Paste Blacking Warehouse (1834), and a hat and fur commission store (1828). As early as 1810, fur hats had been produced in Boston to the value of $56,000!

By the latter half of the 1800's, seed stores and agricultural warehouses had begun to appear in greater numbers (Fig.22). Although a few clothing stores still remained, the butter and egg men had spread out beyond the market. In Faneuil Hall Market, upstairs in Quincy Hall, Ames Plow Company took over the agricultural warehouse of Nourse and Mason in 1862, and Griffin Brothers Clothing took over from Bennett and White, Bennett having been there since 1851 (advertising "The Cheap Clothing Store").

In 1851, Ozias Gillett sold "SEGARS" upstairs at 37 South Market Street; Clark, Brewer and Son was selling snuff down the street. By 1860, W. S. Baker was selling oysters in the corner of the central market building, probably "ready-to-eat," and by 1880, C. M. Barrows, Printer, had arrived on North Market Street, leasing various buildings until 1925. Several sail and awning makers established themselves here, in close proximity to the wharves.

Several restaurants sought a share of the available business, but, except for Durgin-Park who arrived at 30 Market Street in 1875 and is still there in 1968, few succeeded. Cottrell's Dining Room made a valient attempt, first serving meals at 16 North

Market Street from 1880-88, then moving to 42 North Market Street for two years, removing to 4 North Market Street for about three years (Fig.23). After five years at 60 North Market Street, Cottrell's gave up in 1905 and left the area. The little Market Lunch had a location at 2 South Market Street from 1925 to 1930 and then retired, probably a victim of the depression.

In the last years of the nineteenth century and the first of the twentieth, the produce men, crowded in the two markets, had almost completely occupied both the North and South Market Streets blocks. Some of them retained a stall for retail sales in the Market building, expanding into the wholesale business in quarters across the street (Fig.24). An example is H. A. Hovey and Company (butter and cheese), one of the earliest dealers in the market. The company started in Dock Square in 1822 then, upon the completion of the new market, moved there in 1826 and retained a stall until 1948, at which time they relinquished their retail business. They also conducted a wholesale business at 35 North Market Street for thirty seven years from 1930 until they moved to Cambridge in 1967.

One of the first market men, Nathan Robbins, whose produce company was in Faneuil Hall Market in 1826 and in the area to the present day, saw the need to facilitate banking for the market men. His foresight resulted in the establishment of Faneuil Hall Bank in 1851 with Nathan Robbins its second president until his death in 1888.[144] This bank was first located on the south side of Faneuil Hall Square (Figs.25,26). It relocated at Lot #1 on the corner of South Market Street and Merchants Row in 1854, having purchased this property indirectly from the David Rice heirs, with James Boyd as the intermediary. The cost of the

property was $77,500; this expense was offset by immediately leasing the building to James Boyd for $4,650 a year, while reserving the second floor for the use of the bank.[145]

As early as 1853, we are told,[146] some of the store owners on North and South Market Streets asked permission to increase the height of their buildings. The request was denied, and so far as can be determined there was no interruption to the consistent pitched roofs of North and South Market Streets until the mansard roofs on the westend buildings, Lot #3 on North Market Street and Lot #1 on South Market Street, were introduced, the latter the Faneuil Hall Bank property. The thought may have been to maintain regularity on the two streets, the North Market Street mansard roof and exterior trim being just an addition to the existing building (Fig. 27) while the South Market Street (Lot #1) building was completely rebuilt. Judging from old photographs, both changes were made in c. 1866, with possibly the South Market Street structure built first and its opposite altered to match.

If this is true, the Faneuil Hall Bank (by 1865 a "National" bank with its capitalization doubled to one million dollars) was the culprit or benefactor, depending on the point of view. The second floor, relatively unaltered at present, still exhibits a grandeur which, since the bank left in early 1900, is said to have been enjoyed by a Greek Club and a speak-easy and is now the quarters of the Outlast Uniform Company.

The SPNEA and Architectural Heritage, accompanied by the BRA, architects and engineers, conducted a "walk-through" of nearly all the buildings still standing on North and South Market Streets in the fall of 1967. (A few of the premises were not available to the group.) A listing of the interesting "artifacts"

found in the various companies is included in Appendix F. Boxes of old business records were stacked in some attics and one structure, 13-14 North Market Street, had a veritable treasure trove of architecturally valuable old doors, window sash, etc., which had been removed and stored. Also included in this appendix are brief notes with information learned from the present day occupants or from Boston Building Permit records, and other sources.

Generally, the first floors of the buildings are used for sales offices and movement of the product being sold, whereas the upper stories are most usually storage areas. Often the basements are occupied by firms completely disconnected from the ones doing business above. Streets once crowded with wagons and carts are now choked with gigantic trailer trucks, disgorging or receiving produce.

V

LATER HISTORY OF THE SITE

(A) When Faneuil Hall Was Painted.

It was the intention of Josiah Quincy, and also Alexander Parris, as stated in a review of the Municipal History of Boston, "to build a grand market-house of granite, extending in a long line to the eastward, and opening on either face to straight and broad avenues, bordered on the opposite sides by rows of handsome warehouses, built in a uniform plan, to correspond with the architecture of the central edifice."[147] And as the flanking warehouses were made to conform, so apparently was also their intention for the older Faneuil Hall. In the summer of 1827, when "the city government thoroughly repaired the building [Faneuil Hall] and divided the lower story, which had formerly been used for a market, into eight elegant and convenient stores",[148] Faneuil Hall was at the same time "painted a light Portland stone color."[149] In other words, the red brick of Faneuil Hall was, with a coat of paint, transformed into stone to harmonize (conform) with the granite walls of Faneuil Hall Market and the flanking warehouses on North and South Market Streets. Therefore, if we are truly to restore the Faneuil Hall Market area to the appearance it was intended to have by Quincy and Parris, then doubtless Faneuil Hall should be painted once again!

(B) Gas Illumination in Faneuil Hall Market

Whether Faneuil Hall Market was intended to be illuminated by gas from its inception is a matter for conjecture. The dates for the erection of Faneuil Hall Market are contemporaneous

with the introduction of gas lighting in the City of Boston. Bainbridge Bunting states that it was introduced in 1823, nine years after it appeared in London, and four years before New York.[150] The source of his information was John Koren's Boston, 1822-1922.[151] What is interesting for our study is that the architect of Faneuil Hall Market, Alexander Parris, was apparently one of the pioneers in the introduction of gas lighting in Boston, which would consequently lend further support for the use of gas in Faneuil Hall Market at an early date. As early as 1822 a petition of Parris "to lay iron pipes under the side walks of the City to conduct gas to furnish lights to the inhabitants" appeared in the City Council Records.[152] Anyways, by 1838 there is no longer need for conjecture as E. C.Wines, in a series of letters to a friend in Philadelphia, observed:

> Of a Saturday night, when the Market House is lighted with gas, it presents an animated and cheerful appearance.[153]

The first city in the United States , and the next city after London to be illuminated with gas was Baltimore, largely through the efforts of the architect, R. Cary Long, Sen. And it was supposedly through Baltimore's example, and Long's influence particularly, that Boston was the next city to introduce gas illumination.[154]

(C) Faneuil Hall and Faneuil Hall Market in relation to the Colonial Revival

In a recent paper prepared by Christopher P. Monkhouse under Dr. Robert C. Smith at the University of Pennsylvania entitled "The Colonial Revival in New England before the Centennial", the following observations of Faneuil Hall and Faneuil Hall Market were made in the writer's discussion of conservatism in New England architecture.

Before concluding this discussion of conservatism in New England architecture, one special catagory must be considered. It involves actual colonial buildings, which, for reasons of size or replacement, necessitated additions to be carried out by different architects in the nineteenth century. Though the architects were in a position to innovate, introducing the contemporary stylistic idiom then prevailing, be it Greet, Gothic, or otherwise, they chose instead to preserve the architectural vocabulary as originally stated, and thus achieved a continuity which has already been noted as characteristic of much of the new architecture erected during the nineteenth century in New England, and notably Boston. The situation and solution were analogous with that arising out of the completion of Westminster Abbey by Sir Christopher Wren at the end of the seventeenth century. Wren's solution was simply to complete it in the Gothic style, because "to deviate from the old Form, would be to run into a disagreeable Mixture, which no Person of good Taste could relish.[155]

The first instance we have of this special catagory of conservatism, and the consequent survival of colonial forms in the nineteenth century, perhaps came with the necessity for more space, "both for victuals and town meetings,"[156] in John Smibert's Faneuil Hall of 1742. In response to the need for more space, Charles Bulfinch, between 1805 and 1806, enlarged Faneuil Hall by adding a third story with Ionic pilasters, complementing and continuing the Tuscan and Doric orders previously used to articulate the first and second stories respectively. The width of the building was also increased from three to seven bays, yet the building materials and architectural vocabulary remained unchanged. In other words, as Charles Bulfinch, himself, stated upon completion of the work, "On the outside it had been the aim of the agents to

conform to the original style of the building."[157] As a consequence, historical and aesthetic continuity were achieved. Indeed, the only major deviation Bulfinch made from the original model of the exterior was in moving the cupola from the center of the roof to the eastern end on Market Square. And in that Bulfinch may well have sounded a prophetic note, for the future expansion of Faneuil Hall into Faneuil Hall Market was to be in the very same direction. This further enlargement, which mirrored the growth of the city, was carried out between 1823 and 1826 under the direction of Mayor Josiah Quincy and the architect, Alexander Parris. And though the new market house and flanking commercial blocks were of granite, and much of the architectural vocabulary was now Greek, Parris still achieved an aesthetic continuity through sympathetic scale and siting, and through the repetition of round-arched windows in conformity with those on Faneuil Hall. And when it was suggested that the new addition be called Quincy Market, Mayor Quincy, partly out of respect for historical continuity, refused this honor. Or,as he, himself, expressed it in a speech delivered before the City Council on August 7, 1826: "The great object of Peter Faneuil, Esq., was to locate a market in the vicinity of the town dock. For this purpose his donation seems to have been made and it seems to be due to his memory and the generosity, which distinguished his original donation, that the Market established in that vicinity should be known by the name of 'Faneuil Hall Market,' and that the name of the building called Faneuil Hall shall continue appropriated to that building; This name was given to that building in 1742 - and it appears only to be necessary that it should be declared by the City Council that the Market established in the new building recently erected to the eastward of Faneuil Hall shall be known by the name of Faneuil Hall Market, and that a vote similar to that passed in 1761, be also now passed by the City Council."[158]

(D) How Others Have Viewed Faneuil Hall Market.

It is interesting, as well as instructive, to consider the various architectural evaluations of Faneuil Hall Market which have been made by our predecessors at different time intervals in the building's history. And by so doing, our own evaluations can be put in an historical perspective not otherwise possible.

While the walls of Faneuil Hall Market were rising, reporter for the New York Daily Advertiser couldn't help being favorably impressed by the changes then being wrought in Boston generally on account of such factors as (1) the building material granite, (2) a Greek architectural vocabulary, and (3) progressive architects, such as Benjamin, Parris, and Willard, to name a few. Thus he reported:

> Having lately had occasion to pass through Boston, we were struck with the changes which have taken place there within a few years. A new style of building has been introduced, and great alterations have been made, with the design of improvement, in different parts of the city. Many of the streets have essentially altered their appearance; and in some of them the visitor, at a single glance, would hardly recognize what he saw. Yet the spirit of innovation had not, as is sometimes the case, been allowed to extend too far; for in what were before the finer parts of the city, things still remain unchanged, or are gradually improving.
>
> The new style of which we speak combines convenience with solidity and proportion; discarding unnecessary show and decoration; and we doubt not that it will be imitated as well as admired in other parts of this country. Indeed we had observed, in travelling through different parts of Massachusetts, and the adjacent States, that many new buildings were erected on a similar plan, in the solid cubical form, and with doors and windows well placed and well proportioned. In Boston, they enjoy the advantage of a very fine building

> material, in many respects superior to brick. This is the white, or light gray, granite from the Merrimac, which is furnished in great abundance by the quarries there, and obtained with facility and cheapness by the way of the Middlesex canal. It endures like marble, and is almost as white. It will bear every thing but fire. A new market-house has just been erected of this material, a little east of old Faneuil Hall, and near the water; and this is one of the improvements introduced by the Mayor of the city, Mr. Quincy, an active, intelligent, and valuable public officer. The streets of Boston are very clean at all seasons of the year, the proper overseers conducting the business with so much judgment and regularity, that every thing is kept right, while nobody seems to know how it is done. When shall we have the pleasure of making this remark, or even the first part of it, in New-York? [159]

As is often the case, outsiders are frequently more favorable in their impressions, and consequently less critical of major re-development projects, which by necessity demand change, than the native populace. It was indeed difficult to reconcile Bostonians to the "Mammoth Project of the Mayor" (Faneuil Hall Market) as they "had a singular affection for their ancient pathways and ancient landmarks."[160] And the same might be said today of the City Government Center, and particularly of the new City Hall. Whereas the rest of the country has acclaimed City Hall as a masterpiece, a major breakthrough in civic design, which is well attested by the number of imitators it has had to date, Bostonians generally are still not prone to praise the building, and often are likely to express real antipathy for it. So, a writer for Bowen's Boston News-Letter and City Record in 1826, having made the following positive observations of Faneuil Hall Market:

> However wild the scheme may have been originally considered when the projectors of the New Market submitted a plan to the public, the greatest opposers have become completely convinced of the necessity as well as wisdom of the plan. Such have been the rapid improvements in all of the departments of social life, within a few years, that nothing appears too arduous for the enterprize of man, and nothing too expensive for a corporation, when the general good is the object in view. We can well remember when the bare idea of a stone edifice of the hugh dimensions of the New Market, associated with the thought of making half an acre of land for its site, would have been as novel as a tangible castle in the air; but, it is already accomplished, and it will remain to the remotest generation, a stupendous monument of the energetic inhabitants of a city, pre-eminently distinguished for its wealth, patriotism and enterprize.[161]

couched his final comments in a cautious, if not critical tone. Apparently he wished that Parris' Faneuil Hall Market bore a closer resemblance to the older and consequently more readily acceptable Faneuil Hall.

> We were at one time disposed to criticise the proportions of this superb structure, and point out those defects which are the most conspicuous; but, on mature deliberation, we are as fully persuaded that the appearance of the whole, when completed, will present a very different aspect, and then our remarks may be more particular and extensive. We would merely, however, ask the question, if it would not have been better to have three stories - and would it not have been more symmetrical to have wider doors and higher stories?[162]

Much in the same positive vein as the New York Daily Advertizer were the views of a Philadelphian, E.C. Wines, which appeared in his fascinating little account, A Trip to Boston, in 1838.

> We boast, and justly, of our Philadelphia market-house, or rather of our street of market-houses; but Boston goes far ahead of us in this matter. I question much whether there is any building of the kind in the United States at all comparable to Faneuil Hall Market.[163]

But the favorable reviews which I have quoted thus far were in keeping with the enthusiasms generally felt for Greek Revival architecture in the 1820's and 30's. By the 40's and 50's Greek was to be challenged and eventually supplanted by the Gothic and Renaissance Revivals. The 60's gave rise to the Second Empire, of which Bryant and Gilman's City Hall "a la Pavilion Richelieu" is a notable example. And the 70's saw Ruskinian prose (largely via the Stones of Venice) flower into a love affair with Venetian Gothic, and consequently Sturgis and Brigham's Museum of Fine Arts (1876) arose on Copley Square, and the anonymous office building on the corner of Essex and Washington Streets, now, alas, so recently destroyed. It was under the influence of Ruskin, then, that the Newport architect, George Champlin Mason (who gave favorable notice to the building last mentioned), viewed Faneuil Hall Market in 1877, and made the following observations for the American Architect and Building News in a series of two articles entitled "Architectural Progress in Boston:"

> If we look at his [Parris'] public buildings we see the one idea, the adapting of the Greek temple to modern wants, and with the usual results. The pediment of St. Paul's is squeezed in between other buildings, greatly to its detriment, and the design itself is but a portico in front of an undecorated wall, with which it appears to have little or no connection. And in Quincy Market we have a Doric temple stretched out to an unconscionable length, a whole block, the two extremes being exactly alike.[164]

And thus George Champlin Mason was led to conclude that

> The Greek temple is obsolete, and so is the style what Wren and Gibbs and Hawksmoor made popular. If in place of them we introduce some of the elements that marked the best periods of Venetian art, and the sterling traits of the mediaeval, we shall be the gainers. This is what Boston is endeavoring to do. She is aiming to get purity of form without resorting to the Palladian, and the best qualities of the French Renaissance without reproducing the Louvre. The Venetians were the first to adapt the architecture of the Eastern Empire to the wants of a later day; and while they preserved much of the Byzantine without wholly rejecting the classic, they so modified it and brought it into line that it will serve us as well as it served them. But they were not servile imitators, nor should we be. We may thank them for their suggestions and their interpretation of what was antique in their day, but we cannot follow their lead mechanically without loss of confidence in ourselves and of all individuality.[165]

(E) General comments affecting individual buildings, North and South Market Streets

The buildings, as can be determined from documentary and and early photographic evidence, shared in virtually all exterior features a consistency in design and materials:

Height: 4 stories and attic (all buildings in South Market range were also furnished originally with an attic "loft", inspired perhaps by the depth of the buildings which is greater than that of the North Market Street range)

Front elevation: dressed stone; the details of the individual stories have survived from the period of original

construction in varying degrees of completeness.

1 - Ground story: changes in connection with later shop fronts have taken heavy toll. It would appear that the ground story as originally designed shared in the quartro-partite articulation of the upper stories (with the single exception of the center building in each range which consists of 5 rather than 4 bays). Thus, the openings in the ground story were defined by masonry piers which can be seen in least altered form in Nos. 24 (South Market)(Fig.28) and 10, 13-14, 17-18 (North Market)(Figs.29,30). Aside from a few loose doors and sash which were found stored in these buildings and have yet to be evaluated, very little complete trace has been found of the detail and trim of the principal ground floor shop openings, while in only one case, that of No. 37 (South Market) was there found (in situ) a door leading to the upper stories (in the typical fourth or upper entry bay) which may date to the period of original construction (Fig.31).

2 - Second story: the four windows here (five in the center building of each range) are circular headed. These openings survive in unaltered condition in Nos.5 (Fig.32), 6, 24, 27, 29-31, 34, 37, 38-40, 41-42, 43-44, 45-46, 51-52 (South Market) and 1-2, 3-4, 5-6, 7-8, 10, 13-14, 15-16, 17-18, 19, 21, 23-24, 25-26, 27-28, 30 (2 buildings) 35-36, 37,

45 (North Market). In only one single window, however, that of the upper entry bay, No. 51-52 (South Market)(Fig. 33) is there an existing sash thought to be original, in addition to which No. 6 (South Market) has sash throughout that story which undoubtedly represents an early change in pattern of panes.

3 - Third and fourth stories: original window openings exist in all the buildings enumerated in connection with the second story and in Nos. 19, 21-23, 32-33, 47-48 (South Market) and 12 (North Market)as well. Again there are far fewer sash surviving (in situ) which are thought to be original, see Nos. 6 (third story), 27, 32-33, 34, 37 (fourth story in part)(South Market) and 5-6 (fourth story, single sash only), 37 (North Market) (Fig.34).

4 - Attic story: the individual buildings are visibly separated at attic level (above the roof) by an upward extension of the brick partition walls which forms a parapet, in all likelihood of later date. The height of the parapets varies in certain cases, and original form and detail if indeed these were parapets originally must yet be determined (Fig.35). Front and real roof slopes were furnished originally with a single dormer window, the gable of which is hipped. Original dormers survive (counting front roof slope only) at Nos. 19 (Fig.36), 21-23-24 (South Market) and 5-6, 7-8

10, 13-14, 15-16, 17-18, 21, 23-24, 25-26, 27-28, 30 (both buildings), 35-36, 37 (North Market), while what are assumed to be the original sash for these windows survive only in Nos. 35-36, 37 (North Market)(Fig.37). The original roof covering has not been determined, though in all likelihood slate.

Rear elevation:

1 - Ground story: openings defined with masonry piers (South Market Street range only) (three; four in center buildings) and lintels which survive in a large proportion of the original buildings.

2 - Second, third and fourth stories: brick (common bond); window openings capped with flared sandstone lintels (which also survive in a significantly large sample)(Fig.38)

In connection with the interior of the buildings the following general observations are applicable:

1 - Little effort was made to evaluate the basement stories in architectural terms, these areas having undergone a high degree of transformation, though brick floors were found in several instances.

2 - The basic materials used in the original interior construction were basically brick for party walls (laid in English bond with a normal ratio of 7-8 stretchers to a single course of headers), timber for all bearing members and ties, wooden floors and stairs, and wooden sheathing for trim (with some occasional use of lath and plaster).

3 - It became clear as architectural evaluation of the buildings progressed that much original material has survived. On the basis of the high percentages represented it has been possible to recognize original (as opposed to subsequent) deviations from what might be considered "standard" arrangements both in planning and architectural trim, and postulate a range of latitudes permitted the original builders. Lacking at the moment any documentary evidence as to the conditions imposed on the individual developers, other than those affecting exterior design, we can only assume that any such conditions, obligatory or agreed to by common consent, were narrowly, rather than widely, binding. Thus the striking uniformity of timber framing of floors and roofs throughout the buildings as a whole reflect clearly either

a) strick imposition of controls or

b) co-operation on the part of the original builders in developing their stores within the framework of a homogeneous range. Contracts which survive for the somewhat earlier India Wharf stores by Bulfinch would suggest some such pattern of co-operation among the developers.[166] In the remarks which follow, therefore, the consistent and unchanging features will be considered first, followed by observable deviations or variants.

Framing: The framing, as noted above, is the most consistently unvarying feature of the interior. All bearing timbers, massive sticks of a more or less uniform depth which approximates 15 inches, run athwart the building and are supported by a continuous ledge composed of several oversailing courses of brick. These units, therefore, function as bridging joists, and their lavish repetition at narrow intervals suggests design for excessive load bearing. Around the chimneys and at the center of the building (where openings have been framed below the hoisting equipment housed in the attic) trimmers have been used. It is significant that the tusk tenon is employed here in the framing of these units, the use of which is perhaps best explained by the narrow width (and exceptional depth) of the bearing members.

These same techniques of floor framing occur in both range of buildings, though the North Market Street stores, shallower in depth, reveal a uniform variation in the framing of the attic floor by which an area at both the front and rear of the building is left open. This is accomplished simply through the omission of a requisite number of bridging joists and introduction of three "trimmers" (not ties)

which run from the final bridging joist to the wall plate. Between these trimmers (in most cases) are framed one additional joist of normal size which apparently received the ends of the floor boards for the attic floor. In the absence of any tie beams running through the building in a transverse direction, the wall plate is a thoroughly subsidiary unit, and simply receives the rafter feet without absorbing any major thrust of the roof. In every case, both South and North Market Streets, the major thrust of the roof is taken by two massive purlins (commensurate in size with the bridging joists), fixed at intermediary positions between plate and ridge piece and supported by brick piers corbeled out from the party walls. The thrust of the rafters, in turn, is for the most part stabilized through their being notched over the purlins.

The result is a thoroughly competent piece of carpentry-engineering in the N. E. tradition of timber-building which has its roots in the final flowering of sub-medieval framing developments imparted with the earliest settlers to Massachusetts in the 1630's. One might note further that while the superior framing techniques have more than demonstrated their efficiency through present (almost uniform) soundness of "limb and joint", there have

been actual or intended remedial aids furnished in the form of iron strapping at the framing junction of some bearing members. For the most part these occur in connection with obviously later work. In some cases, however, and unexplainably, they have been utilized in connection with apparent original framed joints where no tenon is present! It has been assumed now that these strappings are not contemporary with the original construction, but some explanation must be found for those examples in which there is an absence of tenons.

(F) General Comments Affecting Faneuil Hall Market Building

The Market building itself has undergone changes and vicissitudes through the years which have altered the interior significantly. These can best be enumerated as follows:

(1) First Floor: Original doors and window sash survive in several of the principal entrances and openings. Original doors, for example, can be found in the third entrance from the east end (south front), main entrances of the central pavilion (north and south fronts) and the main entrances at the eastern and western ends of the building. Original fan lights and sash can be readily identified through comparison of existing examples with the evidence of early photographs (see Fig. 39). While the original trim of the columns survives intact in some instances the changes in the surface condition of the first floor interior, to keep pace with the demands of an active market, have largely obliterated other evidence of that trim introduced according to the Parris design. It is assumed that structural investigation will reveal traces of if not actual

bits of the original finish, at least in part.

(2) Second Floor: Once again there have been extensive later changes, and the present trim throughout the entire second floor is of relatively late date. However, the plans, photographs and surviving evidence indicate more clearly the nature of the periodic changes. The structural evidence includes, importantly, indications as well of original finish conditions, and the areas of primary concern must be carefully probed for further detail which is concealed at present by later trim. Thus, in the stairwell to attic for that staircase in the south-east corner of the west wing can be seen certain sections of the original lath and plaster ceiling of the second story, in which are embedded some elements at least of early (and probably original) partitions, the course and plan of which must yet be determined. Further, there is original window trim at several interior locations, for example, surrounding the large second story windows of the large central pavilion, south front.

Following the three-part division of the second story (as shown in the Rowson plan, see Fig.10) the space was still further subdivided for offices, etc., as the 19th century progressed. A floor plan executed by the firm of Maher & Winchester between 1913 and 1920 (City of Boston, Real Property Department) would clearly suggest that these subdivisions had grown in successive stages and with little concern for the over-all design. A glimpse of a portion of the area at least, revealing conditions as they appeared early in the 20th century, is afforded by Fig. 40. At some time also in the late 19th century the rotunda of the central pavilion was subdivided laterally through the introduction of a mezzanine floor and balustraded light well under the eye of the

dome. (Fig. 41). All of these later developments were affected in one way or another by an extensive fire which swept through the upper story and roof of theeast wing in May of 1925 (Fig.42). Following this conflagration the roof of the east wing was entirely rebuilt, and the second story was given its present form with a series of regularly subdivided "offices" on either side of a central corridor of uniform width, running from one end of the building to the other.

Still later, in 1935, a lower domed ceiling was hung beneath the original coffered dome, the work accomplished being part of a WPA project.

(3) Attic: The roof construction of the east wing, as noted, is relatively new, having been introduced following the fire of 1925. Original roof construction remains, however, over the west wing. There are also to be seen here the remnants of an early, perhaps original, staircase to the second floor with newel post and some balusters intact in the south-west corner of the west wing. Further, there are surviving elements of a coffered oculus on center which illuminated the first bay of the second story in the west wing. In the next section there are the remains of a second oculus of a somewhat different character, and not on center. Both of these features form part of the ceiling construction of the second story below, and must be carefully evaluated. Much if not all of the original ceiling construction for the second story would appear to be intact in this west wing.

FOOT NOTES

[1] Justin Winsor, Memorial History of Boston (Boston, c1881), II, iv.

[2] Walter Muir Whitehill, Boston, A Topographical History (Cambridge, 1963), p. 11.

[3] Abbott L. Cummings, "The Old Feather Store in Boston," Old-Time New England, Spring 1958, p. 88.

[4] William Burgis, Map of Boston, 1728.

[5] Winsor, op. cit., "Map preserved in City Hall," II, xxii.

[6] Samuel Adams Drake, Old Landmarks and Historic Personages of Boston (Boston, 1875), p. 127.

[7] Winsor, op. cit., II, 233.

[8] Cummings, op. cit., p. 89.

[9] Drake, op. cit., p. 132.

[10] Cummings, op. cit., p. 92.

[11] Undated clipping, Boston Sunday Globe, c. 1894, Boston Athenaeum.

[12] Ibid.

[13] Boston Museum Poster, Soc. for the Pres. of N. E. Antiquities (Neg. no. 14174A).

[14] Drake, op. cit., p. 132.

[15] Winsor, op. cit., II, 501.

[16] Whitehill, op. cit., p. 17.

[17] Josiah Quincy, A Municipal History of the Town and City of Boston (Boston, 1852).

[18] Drake, op. cit., p. 131.

[19] State Street Bank Co., Boston's Growth (Boston, 1910).

[20] Boston City Records, July 31, 1823, I, 299.

[21] Ibid., December 29, 1823, II, 3.

[22] Ibid., July 13, 1824, II, 265.

[23] Ibid., September 9, 1824, II, 346.

[24] Ibid., October 4, 1824, II, 382.

[25] William Wheildon, Semi-Centennial Celebration of Opening of Faneuil Hall Market - August 26, 1876 (1877).

[26] Boston City Records, July 22, 1824, II, 294.

[27] Ibid., August 12, 1824, II, 315.

[28] Columbian Centinel, January 28, 1824.

[29] Quincy, op. cit., p. 136.

[30] Ada Louise Huxtable, "Progressive Architecture in America, Quincy Market, 1825-1826," Progressive Architecture, April 1958, p. 152.

[31] Quincy, op. cit., p. 76.

[32] Ibid.

[33] Ibid., p. 83.

[34] Ibid., p. 84.

[35] Ibid., p. 80.

[36] Ibid., p. 84.

[37] Ibid., p. 129.

[38] Ibid., p. 130.

[39] Ibid., p. 79.

[40] Ibid., p. 80.

[41] Ibid., p. 84.

[42] Ibid., p. 130.

[43] Ibid., pp. 412, 413.

[44] Ibid., p. 134.

[45] Ibid., p. 133.

[46] Ibid., p. 135.

[47] Ibid.

[48] Ibid.

[49] Ibid.

[50] Information form a series of newspaper articles written by William Goold and published in the Portland Transcript in 1892, entitled "Old Houses and Their Builders."

[51] Information from a typescript made by Warren S. Parker (historian of Quincy) on October 16, 1939, of a sketch of Alexander Parris's life which Parker had obtained some years before, written by Roland F. Tillson of Fall River. Typescript now preserved at Crane Memorial Library, Quincy.

[52] Ms., Archives of Bowdoin College.

[53] Warren S. Parker, Typescript, op. cit.

[54] Ibid.

[55] Parris's name first appears in Boston in the Registry of Deeds as a grantee on May 27, 1812. His name does not appear in the City Directories, however, until 1816.

[56] Henry-Russell Hitchcock, Architecture: Nineteenth and Twentieth Centuries (London, 1963), pp. 85, 86.

[57] Letter, Coll. Mass. Hist. Soc.

[58] Christopher P. Monkhouse has pointed out that two buildings, formerly at #6-12 State Street, Boston (Fig. 7), but no longer standing, also incorporated stone in the same trabeated manner. These buildings apparently predate the Faneuil Hall Market complex. Part of the land, improved with brick stores, was sold

on Mar. 26, 1824 (Suf. Co. Deeds, 289:114, 116), and the Valuation Books of the Boston Assessors for Ward 4 (City Hall Annex) show that on June 30 of that year improvements were clearly under way. The new buildings were probably more or less complete by Aug. 30, 1825, at which time the Assessors indicate the presence of occupants as well as an appreciable increase in the value of the real estate. It is possible that Parris was the architect here, though there is no proof at the present time. Henry-Russell Hitchcock states that Alexander Parris "experimented on the exterior Faneuil Hall Market Buildings with a trabeated framework of monolithic granite piers and lintels." (Architecture - 19th and 20th Centuries, Baltimore, 1958, pp. 85, 86.) In a paper written by Jack Quinan, Brown University Graduate School of Fine Arts in 1967, (Alexander Parris - 1780-1852 - Greek Revival Architect), states on p. 14 that in 1824, the same year Parris's drawings were on public view, John Holden Greene built the Bristol Hotel in Providence which had a trabeated facade almost identical to Faneuil Hall Markets. Charles S. Samrell in his A Half Century of Boston Building (Boston, 1895), p. 30, reports that "In 1817 the first block of buildings in town were erected inwhich granite pillars were united to the brick walls," and "In 1819 Brattle Street was opened, and a block of four story houses, the first built of stone" were erected.

59 Parris's previous experience in the construction of the St. Paul's Cathedral columns may have encouraged him to construct monolithic columns at Faneuil Hall Market. The six columns of St. Paul's were built of ninety circular blocks. This caused derogatory comments by the public who called them "piled up grinding stones."

60 Architect's Specification of Particulars, Faneuil Hall Market, Document I, City Records, Boston, 1826, IV, 398.

61 The seventy-seven ribs of the exterior dome and the forty-eight ribs of the interior dome are constructed of 2" x 12" boards with 1" x 12" boards nailed to either side. The top of the ribs is bolted into a compression ring at the base of the lantern, while the base of the ribs is seated and spiked into a plate. The interior dome is constructed in like manner excepting that the ribs are intersected by 6" coffers of ornamental plaster panels. Thus the structural effectiveness of the interior ribs have been reduced to half the strength of the exterior ribs, and their dimension is reduced from 4" x 12" to 4" x 6" ribs. The ribs of the domes are held in vertical planes by two elements. First, the wooden decking of the roof and the wooden strapping for the plaster ceiling give a rigidity to the frame. Second, there are in effect two purlins that circumnavigate the dome. Each purlin is constructed of seventy-eight, or forty-nine for the interior dome, 2" x 3" braces that secure two adjacent ribs.

62 Parris was aware of the European precedent for this structural design. He owned a copy of Peter Nicholson's Architectural Dictionary (London, 1819), published just prior to Parris's work on the Faneuil Hall Markets. This set of three volumes is now owned by the Boston Athenaeum and is Parris's own copy. On p. 288, under the subject "Constructive Carpentry," Nicholson comments on dome construction. In the margin is a broad, soft and faded pencil line, evidently made to mark the text so this passage could be found again. It is exciting to conjecture that this pencil line may have been a notation of Parris's. The text reads as follows:

If the dome be spherical, and have no lantern to support, the ribs may be constructed of boards in two or three thicknesses, with the longitudinal joints of the boards tending to the axis of the dome and intersecting the spherical edges, and the butting joints intersecting the sides of the ribs, which tend to the said axis.

Let us now suppose the thickness of a rib to consist of three boards, and suppose the circular pieces which are to compose the ribs, to be all prepared of equal lengths and breadths: take one of the lengths, suppose for the left-hand piece at the bottom, and lap the next higher length which is the middle piece, two-thirds upon the lower piece; take another length for the right-hand piece, next higher, and lap this two-thirds on the middle piece; so that the right-hand piece will lap one-third upon the left-hand piece; between the ends of this third, bolt or pin the three pieces together; the middle board will want a third, the right-hand board two-thirds, to make it complete at the bottom; these parts being supplied and fixed, lay another board at the higher end of the right-hand board, the end of another to abut upon the higher end of the middle board, and the end of a third board to about upon the upper end of the left-hand board, then there will be three piles of boards, which must be fastened together between each pair of heading joints, which are three in number. Proceed in like manner with every succeeding three boards, as with the last three, until

you arrive at the top, and the deficiency must be supplied as at the bottom. In this manner, every rib in succession must be constructed, until they are all finished. Each rib ought to be fitted to the curvature of the axal section of the dome, drawn on a floor, and the three thicknesses fixed together throughout the whole length, before it is removed. If, in addition to the fixing, the joints be strapped, it will add considerably to the strength, and will not be much inferior to that of a solid piece. In large domes of this construction, it becomes necessary to discontinue the ribs, otherwise an unnecessary quantity of timber would be employed; and observe, that the greatest intervals must be so regulated in their dimensions, as not to be greater than what would make the horizontal ribs for the boarding, when fixed, sufficiently strong.

As all domes are best boarded with their joints in vertical planes tending to the axis, horizontal pieces must, in this case, be strutted between the ribs, and their outer sides formed with the spherical surface. A heavy dome constructed on this manner might also be made to support a heavy lantern, provided the strutting-pieces were strapped together. In the above manner was the timber dome of the Halle du Bled, at Paris, constructed by Moulineau, supposed to be the first of the kind. If the boarding of the dome is required to be bent, with the joints in horizontal planes, and the dome have no lantern, a very

good method is, to construct it with several vertical ribs, their planes being disposed at equal angles round the axis as their common vertex, and constructed according to the above method; between every pair of such ribs, place other ribs, the curvature of which will be portions of less circles of the sphere, unless one stand in each interval, and its plane bisect the inclination of the vertical planes of the two adjacent principal ribs: dispose of these ribs in equidistant parallel planes, and fit their upper ends upon the sides of the principal ribs. This disposition of the ribs will be a considerable saving of time, besides what it would have been, had the planes of all the ribs tended to the axis.

The Histoire de L'Architecture Classique en France by Haute Coeur, Paris, 1952, Vol. 4, pp. 171-173 and figs. 75, 76, indicates that the Halle de Bles (du Bled mentioned by Nicholson) was constructed in 1763 and had a timber dome cover built over it in 1781 by LeGrand and Molinos in the same manner of Philbert of Orleans.

63 The inner dome is suspended from the outer dome by seventy-seven 4" x 3" wood hangers notched and spiked into the plate of the inner dome and spiked into the ribs of the outer dome. At the base of the interior plaster dome, the tension ring receives the thrust of its vertical ribs and passes the entire load of the plaster dome directly upward to the ribs of the outer dome by way of wood hangers, the only structural link between the domes. This weight is added to the weight of the exterior copper dome and is thrust down upon the plate of the exterior dome,

which in turn distributes the load of the two domes upon the exterior masonry walls (See Fig. 8). In 1935 the dome underwent a "make work" project in the midst of the Depression. Another plaster ceiling was suspended below the original from steel beams, almost all of the 4" x 3" wooden hangers were removed and new hangers introduced. New steel beams were placed under the plate of the exterior dome and blocking was placed under the interior dome. The tension ring of the plaster dome was cut to facilitate passage and entry from the attic of the west wing. Mr. John Gray, the architect supervising the work in 1935, recently stated that the dome was structurally in excellent condition at the time when the alterations were introduced.

64 Iron was utilized in an impractical way, by the Faneuil Hall Market stone masons, as wedges set between granite blocks to keep a uniform joint while the mortar hardened. This use of iron wedges by stone masons was soon abandoned when it was realized that rusty iron wedges discolored the stone's surface. Today stone masons use wood or plastic wedges. Although Parris utilized iron in some traditional ways, his applications were often surprising. The scarfing of joints with iron bolts and plates is demonstrated in Nicholson's book, The Carpenter's New Guide (London, 1792), but nowhere is it suggested that the fifty foot tie beam of the principal roof trusses might be constructed of two shorter timbers scarfed together, as Parris constructed the trusses of Faneuil Hall Market. Nor is there any precedent for suspension of stairways from iron rods, as the stairways to the second floor of the market building were hung.

65 Architectural Plans: Reference, Details, Longitudinal Section of West Wing at Section J, Federal W. P. A. Project - Docket no.

1280, City of Boston, Alterations to Quincy Market, Job - B599, Nov. 11, 1935.

66 Peter Nicholson's Architectural Dictionary (1819) did not list cast iron columns, although wood and stone columns are exhaustively discussed. Cast iron columns rapidly gained acceptance in the first half of the 19th century and combined ornamental as well as structural qualities. The cast iron columns of Faneuil Hall Market were not ornamental but were plain iron posts concealed within the ornamental wooden exterior. The technology of casting iron columns advanced rapidly and, by 1854, six 22' high by 4' diameter columns were cast in England and sent to Montreal for the portico of the Bonsecour Market.

67 Nicholson's Architectural Dictionary (1819) as well as his Carpenter's Guide (1792) show a roof truss that employs a 12' rod as a tension bar to secure the tie beam to the compression beam. However, there is no illustration of a truss suspending a floor below by rods, although the Architectural Dictionary (1819) does mention that trusses may be employed to hang a floor (see p. 790):

> Trusses are used for several purposes in building, as in partitions for supporting the floor above, to prevent it from communicating its pressure to the floor below, which may also be hung to the truss.

68 This technique of suspending floors was advanced by Gridley J. F. Bryant and Arthur Gilman when they suspended the top floor of the dome in Boston City Hall, c. 1865. In 1890 Shepley, Rutan and Coolidge suspended the top three floors of the Chamber of Commerce Building at 177 Milk Street, Boston.

69 Talbot Hamlin, Greek Revival Architecture in America (New York, 1944), pp. 99,100: "Parris had been apprenticed to a carpenter

and had been briefly a schoolteacher in the Pembroke schools . . ." P. 102: "Willard was the son of a carpenter and cabinetmaker. He came to Boston at the age of twenty and without any regular apprenticeship whatsoever obtained work at once as a skilled carpenter." P. 111: Rogers' "father, Isaac, had been a shipbuilder, and the construction urge was so strong in the son that despite the protests of the family he went to Boston when he was sixteen and apprenticed himself to a carpenter."

70 Ibid., p. 99: "Parris was executive for Bulfinch in the building of the Massachusetts General Hospital, and there is in existence a complete set of the plans and elevations signed not by Bulfinch, but by Parris."

71 Parris: the Faneuil Hall Market complex; Willard: Bunker Hill Monument; Rogers: the Tremont Hotel.

72 The earliest method of splitting the granite was to heat it and either drop iron balls on it, or to pour cold water on the heated surface, causing it to split in a crude fracture. The first advance came when the method was adopted of first blasting the rock with gunpowder and then shaping the pieces into the desired size by hammering along a straight cut groove until the rock would crack generally along the groove. Between 1798 and 1803 the development of drilling holes and then striking inserted iron wedges enabled men in Quincy and Chelmsford to begin quarrying economically for the first time. Chelmsford became the most popular source when the Middlesex Canal was completed in 1803. During its fifty years of operation blocks were floated down to the dock in Boston with relative ease. The actual opening of the granite quarries in Quincy, the first regularly worked in the United States, was due to the demand for suitable material for Bunker Hill Monument in 1822. In an effort to

transport the granite down from the quarry to the Quincy waterfront, Gridley Bryant developed America's first railroad system in 1826.

[73] Boston at this time had a population of about 45,000.

[74] E. C. Wines, A Trip to Boston (Boston, 1838), p. 213.

[75] Moses King, King's Handbook of Boston (Cambridge, 1878), p. 266.

[76] Ada Louise Huxtable, op. cit., p. 152.

[77] Architect's Specification of Particulars, op. cit., pp. 398ff.

[78] Josiah Quincy, op. cit., pp. 415-418.

[79] Ibid., p. 416.

[80] Ibid., p. 415.

[81] Suffolk County Deeds, 252:197.

[82] A. W. Brayley, History of the Granite Industry of New England (Boston, 1913), pp. 22, 23.

[83] Edward Hitchcock, Report of the Geology of Massachusetts (1833), p. 16.

[84] The Rev. Edwin R. Hodgman, History of the Town of Westford. . . (Lowell, Mass., 1883), p. 237n.

[85] "Improvements in Boston, " Columbian Centinel, Oct. 5, 1825.

[86] George L. Vose, Notes on Early Transportation (Boston, 1884), pp. 10, 11.

[87] Herbert E. Fletcher, The Granitesof Middlesex (paper read before the Lowell Historical Soc., May 8, 1912).

[88] A. W. Brayley, op. cit., p. 32.

[89] Richard B. K. McLanathan, Charles Bulfinch and the Maine State House. . . (Harvard Ph.D. Thesis, Cambridge, 1951), p. 268.

[90] Ibid., p. 76.

[91] Winsor, op. cit., IV, 119.

[92] Samuel Adams Drake, op. cit., p. 94.

[93] George C. Mason, Life and Works of Gilbert Stuart (New York, 1879), pp. 243, 244.

[94] Boston City Records, 1825, p. 4309.

[95] Ibid., p. 4311.

[96] Architect's Specification of Particulars, op. cit.

[97] Boston City Records, 1826, p. 448.

[98] Report of the Building Committee, Boston City Records (See App. D), p. 6ff.

[99] Winsor, op. cit., IV, 220.

[100] Dictionary of American Biography (New York, 1934), XI, 44-47.

[101] Cleveland Amory, The Proper Bostonians (New York, 1947).

[102] Henry W. Bellows Collection, Massachusetts Historical Society.

[103] Winsor, op. cit., IV, 132.

[104] Dictionary of American Biography (New York, 1934), XVIII, 498.

[105] J. D. Forbes, Israel Thorndike, Federalist Financier (New York, 1953).

[106] Thorndike Papers, Beverly Historical Society, Beverly, Mass.

[107] Israel Thorndike Papers, Baker Library of Harvard University, Graduate School of Business Administration, Cambridge, Mass.

[108] Amory, op. cit.

[109] Dictionary of American Biography (New York, 1934), XVIII, 625.

[110] R. N. Linscott, ed., State of Mind, A Boston Reader; Samuel E. Morrison, Yankee Ships and Yankee Sailors (New York, 1948).

[111] Dictionary of American Biography (New York, 1934), XI, 548.

[112] Suffolk County Deeds, 293:248.

[113] Ibid., 293:178, 179.

[114] A. W. Brayley, op. cit., p. 32.

[115] Henry-Russell Hitchcock, op. cit., pp. 85, 86.

[116] Ibid., p. 86.

[117] Boston City Records, Nove. 20, 1826, IV, 389.

[118] Abram E. Brown, Faneuil Hall and Faneuil Hall Market (Boston, 1901), p. 179.

[119] Architect's Specification of Particulars, op. cit.

[120] Ibid.

[121] Boston City Records, Oct. 9, 1826, IV, 360.

[122] William B. McClellan, New Pocket Guide for the Stranger in Boston (Boston, 1876), p. 21; E. O. Stanley, Bostonand Its Suburbs, A Guide Book (Boston, 1888), pp. 83, 84.

[123] E. C. Wines, op. cit., pp. 213, 214.

[124] Samuel Adams Drake, op. cit., pp. 128, 129.

[125] Architect's Specification of Particulars, op. cit.

[126] This floor plan and an elevation for Faneuil Hall Market are in the collections of the Bostonian Society, Old Statehouse, Boston.

[127] Josiah Quincy, op. cit., pp. 250-252.

[128] Report of the Massachusetts Charitable Mechanic Association (Boston, 1837), p. 10.

[129] Report of the Massachusetts Charitable Mechanic Association (Boston, 1844), p. 4. There are at least two views which show the bridge connecting Faneuil Hall and Faneuil Hall Market (Figs. 45 and 46). One appears in woodcut on an 1850 broadside advertising the New England Tea Company. The other view is a lithograph dating from 1856.

[130] Catalogue of the Exhibition (Eighth Mechanics' Fair), Boston, 1856.

[131] Collections of the Bostonian Society.

[132] An interior view of the rotunda, as set up for the Eighth Mechanics' Fair in 1856 was taken in woodcut, a copy of which

(probably from Ballou's Pictorial) is now in the collections of The Boston Athenaeum (Fig. 47).

133 Catalogue of the Exhibition (Eighth Mechanics' Fair), op. cit.

134 E. O. Stanley, op. cit., p. 12.

135 Information supplied by Sinclair Hitchings, Curator of Prints, Boston Public Library.

136 Billhead, Collections of the Bostonian Society (unidentified scrapbook).

137 Billhead, Collections of the S. P. N. E. A.

138 Edwin M. Bacon, King's Dictionary of Boston (Cambridge, 1883), p. 379.

139 E. O. Stanley, op. cit., pp. 83, 84.

140 William B. McClellan, op. cit., p. 21.

141 Faneuil Hall Market Leases, City Document #80, City Council Records, 1916.

142 Winsor, op. cit., IV, 88.

143 Ibid., IV, 98.

144 Abram E. Brown, op. cit.

145 Suffolk County Deeds, 660:201-203.

146 City Document #59, July 2, 1860.

147 "Quincy's History of Boston," North American Review (Boston, 1852), LXXIV, 506.

148 J. Smith Homans, History of Boston (Boston, 1856), p. 137. These "eight elegant and convenient stores" realized an income for the City of $4,600 per annum.

149 Ibid.

150 Bainbridge Bunting, Houses of Boston's Back Bay (Cambridge, 1967), p. 14.

151 John Koren, Boston, 1822-1922 (Boston, 1922), p. 155.

[152] Boston City Records, 1822, Vol. I (Aug. 27, 1822), p. 72. On Wednesday, Sept. 4, 1822, Parris was given permission to open street to lay iron pipes (Boston City Records, 1822, I, 75).

[153] E. C. Wines, op. cit., p. 214.

[154] T. Buckler Chequiere, "The Messrs. Long, Architects," American Architect and Building News, Boston, June 24, 1876, p. 207.

[155] Nikolaus Pevsner, The Englishness of English Art (London, 1964), p. 87.

[156] Walter Muir Whitehill, op. cit., p. 42.

[157] Charles A. Place, Charles Bulfinch (Boston, 1925), pp. 122-124.

[158] Boston City Records, 1826, Vol. IV (Aug. 7, 1826), pp. 314-317.

[159] "Improvements in Boston," Columbian Centinel, Boston, Oct. 5, 1825.

[160] "Quincy's History of Boston," North American Review, LXXIV, 506.

[161] "The New Market," Bowen's Boston News-Letter and City Record, Vol. I (Boston, Feb. 4, 1826), pp. 80, 81.

[162] Ibid., p. 81.

[163] E. C. Wines, op. cit., p. 213.

[164] George C. Mason, "Architectural Progress in Boston," American Architect and Building News, Boston, June 16, 1877, p. 188.

[165] Ibid., June 28, 1877, p. 198.

[166] Abbott L. Cummings, "The Beginnings of India Wharf," Proceedings of The Bostonian Society, Annual Meeting, Jan. 16, 1962, pp. 17-24.

APPENDIX A

Detailed Listing of North and South Market Street Sales

1824/25

SOUTH MARKET STREET SALE

April - May - June, 1825

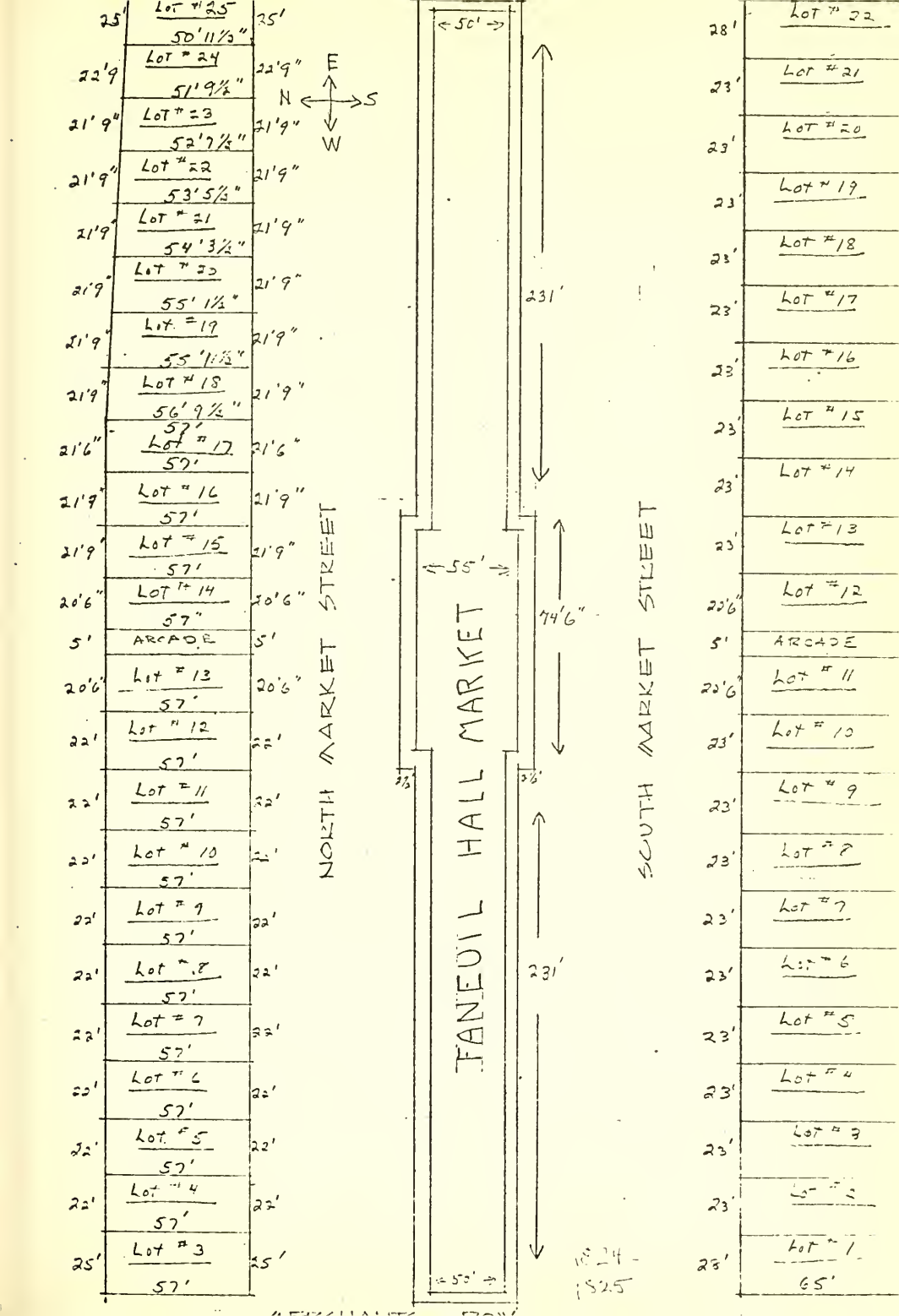
Registry of Deeds, Suffolk County Courthouse, Boston

Lot Number	1967 Street No.	Grantee	Book/Page	Price	Recorded Date
1	2-3	David Rice	300/270	$38,220.00	6/4/25
2	5	Giles Lodge	299/76	22,425.00	4/18/25
3	6	William Phillips	298/230	21,303.75	4/9/25
4		Israel Thorndike (David Greenough)	299/82	18,126.875	4/19/25
5	11-12	John Bellows	299/302	17,566.25	5/6/25
6	13,14, 15	John D. & Moses Williams	298/253	16,445.25	4/11/25
7	16-17	Jonathan French	298/51	15,884.375	4/11/25
8	19	Samuel Dorr	298/210	15,697.50	4/9/25
9	21-23	Daniel & Joseph L. Hastings	299/84	15,510.625	4/19/25
10	24	Giles Lodge	300/4	15,697.50	5/7/25
11	27	Luther Bixby & John J. Valentine & Orpheus Holmes	299/45	16,656.25	4/21/25
12	29-31	Charles Torrey	299/11	16,250.00	4/15/25
13	32-33	Robert G. Shaw	299/19	15,323.75	4/13/25
14	34	Samuel & Enoch Train	299/43	15,323.75	4/15/25
15	37	Robert G. Shaw	299/17	14,950.00	4/13/25

Lot Number	1967 Street No.	Grantee	Book/Page	Price	Recorded Date
1		Samuel Hammond	293/178	$32,187.15	9/29/24
2		Samuel Hammond	293/179	10.00	9/29/24
3	44-45	John Bellows	293/248	27,075.00	10/8/24
4	43	John D. & Moses Williams	293/229	15,133.50	10/7/24
5	41-42	John D. & Moses Williams	293/227	15,133.50	10/7/24
6	39-40	John D. & Moses Williams	293/232	14,535.00	10/7/24
7	37	Benjamin Parrot Homer	293/241	12,737.50	10/7/24
8	35-36	Benjamin Parrot Homer	293/246	12,739.50	10/8/24
9	33-34	Benjamin Parrot Homer	293/243	12,440.25	10/7/24
10	30	Daniel P. Parker	293/300	12,141.00	10/11/24
11	30	Jesse Kingsbury	294/11	11,841.75	10/7/24
12	27-28	Henry Rice	293/269	11,243.25	10/8/24
13	25-26	Pliny Cutler & Daniel Hammond	293/256	10,815.75	10/8/24
14	23-24	Pliny Cutler & Daniel Hammond	293/259	10,815.75	10/8/24
15	21	Pliny Cutler & Daniel Hammond	293/251	10,227.94	10/8/24

Lot Number	1967 Street No.	Grantee	Book/Page	Price	Recorded Date
16	19	Pliny Cutler & Daniel Hammond	293/253	$10,227.94	10/8/24
17	17-18	Amos & Abbot Lawrence	294/87	9,665.81	10/19/24
18	15-16	Amos & Abbot Lawrence	294/85	9,679.69	10/19/24
19	13-14	John J. Valentine	305/149	9,108.75	11/5/24
20	12	Amos & Abbot Lawrence	294/83	8,402.50	10/7/24
21	10	Amos & Abbot Lawrence	294/81	8,282.25	10/19/24
22	7-8	Amos & Abbot Lawrence	294/78	8,150.87	10/19/24
23	5-6	Amos & Abbot Lawrence	294/76	8,018.25	10/19/24
24	3-4	Amos & Abbot Lawrence	294/74	7,892.62	10/19/24
25	1-2	Isaac McLellan	293/294	14,986.25	10/11/24

Lot Number	1967 Street No.	Grantee	Book/Page	Price	Recorded Date
16	38,39 40	John D. Williams	298/244	$14,950.00	4/11/25
17	41-42	John D. Williams	298/262	14,950.00	4/11/25
18	43-44	Charles Torrey	299/65	15,135.875	4/15/25
19	45-46	John D. Williams	298/246	15,323.75	4/11/25
20	47-48	John D. Williams	298/232	16,071.25	4/11/25
21	49-50	William Phillips	298/225	17,940.00	4/9/25
22	51-52	William Davis, Nathaniel Russell, & Barnabas Hedge	299/57	33,442.50	4/16/25


Lot # 25
50' 11½"
Lot # 24
51' 9½"
Lot # 23
52' 7½"
Lot # 22
53' 5½"
Lot # 21
54' 3½"
Lot # 20
55' 1½"
Lot # 19
55' 11½"
Lot # 18
56' 9½"
Lot # 17
57'
Lot # 16
57'
Lot # 15
57'
Lot # 14
57'
ARCADE
Lot # 13
57'
Lot # 12
57'
Lot # 11
57'
Lot # 10
57'
Lot # 9
57'
Lot # 8
57'
Lot # 7
57'
Lot # 6
57'
Lot # 5
57'
Lot # 4
57'
Lot # 3
57'
NORTH MARKET STREET
E
N
S
W
50'
231'
55'
74'6"
FANEUIL HALL MARKET
231'
50'
SOUTH MARKET STREET
Lot # 22
Lot # 21
Lot # 20
Lot # 19
Lot # 18
Lot # 17
Lot # 16
Lot # 15
Lot # 14
Lot # 13
Lot # 12
ARCADE
Lot # 11
Lot # 10
Lot # 9
Lot # 8
Lot # 7
Lot # 6
Lot # 5
Lot # 4
Lot # 3
Lot # 2
Lot # 1
65'

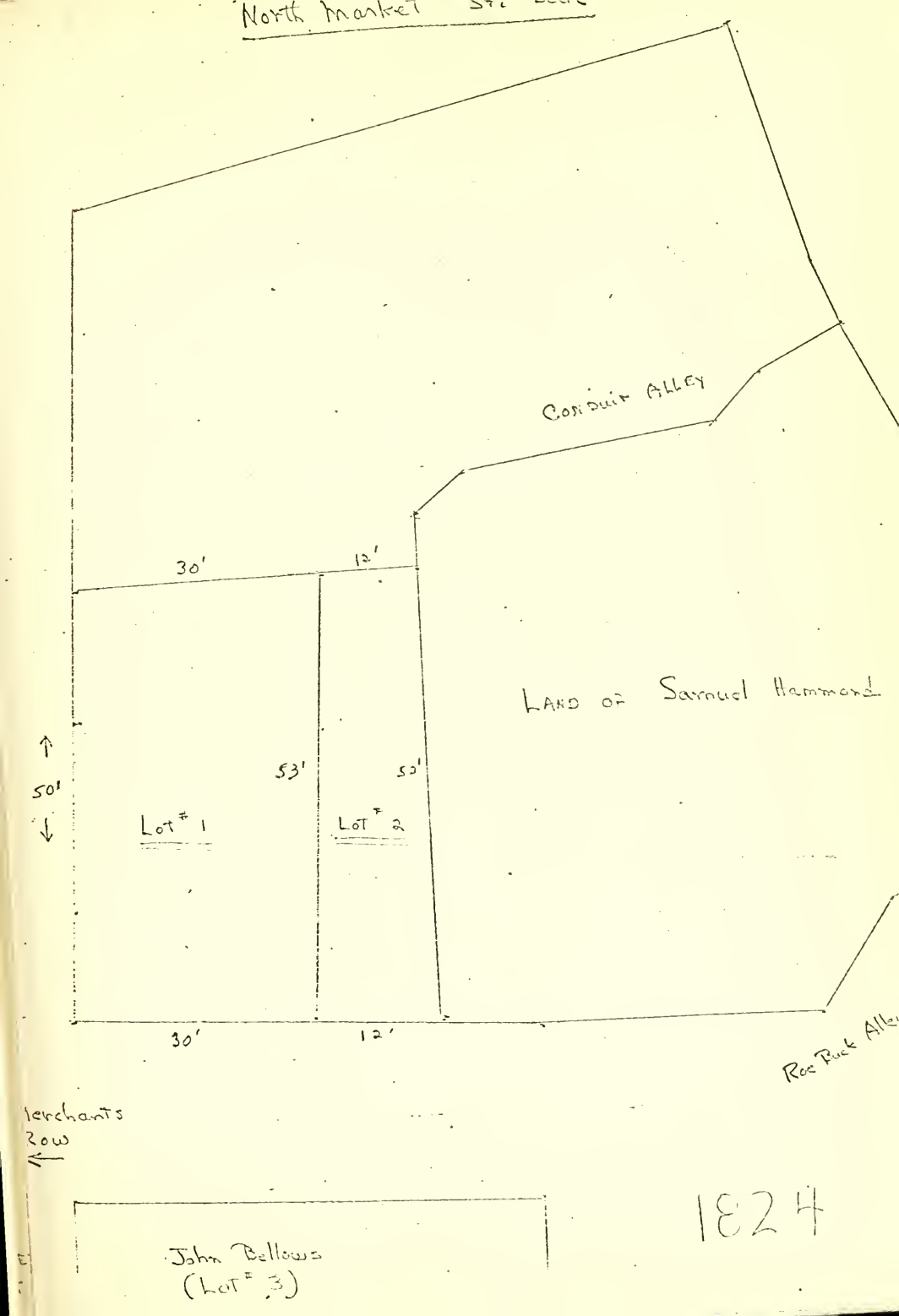
APPENDIX B

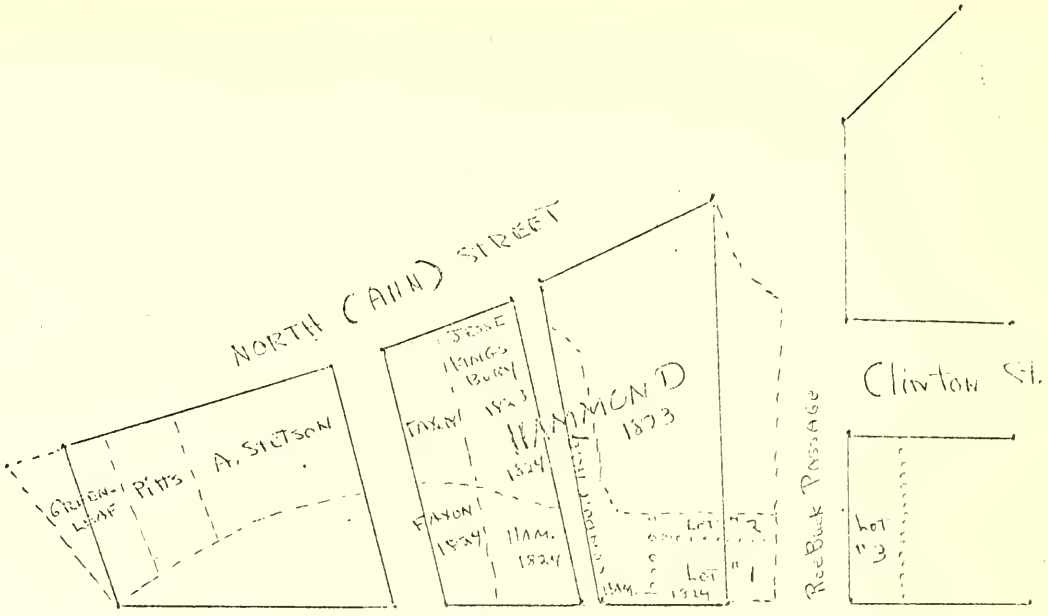
1.) Lot #1 and #2 layout sketch, to 1824

2.) Lot #1 and #2 layout sketch, area, in 1824

3.) Deed for Lot #1, Book 293, page 178

4.) Deed for Lot #2, Book 293, page 179


North Market
Condiut Alley
30'
12'
Land of Samuel Hammond
50'
53'
52'
Lot # 1
Lot # 2
30'
12'
Rae Buck Alley
Merchants Row
John Bellows
(Lot # 3)
1824



Dotted lines - from 1823 MAP
Solid lines - FROM 1861 MAP

NORTH MARKET STREET

FANEUIL
HALL

FANEUIL HALL
MARKET

Registry Suffolk County, Boston Date 1967/68

Vol. 293 Page 178

Grantor City of Boston Place North Market Street, Lot #1

Grantee Samuel Hammond, Boston merchant Area/Size 50'x30'x53'x30'

Description:

Bounded:

Southerly - by a new street which is about to be laid out, to run easterly and westerly by the north side of the new Market House to be erected as laid down in the plan drawn by Alexander Parris and there measuring 50 feet;
Easterly - by a passageway of not less than 13 feet in width which is to run between these premises, and the westerly line of lot numbered 3 on said plan, there measuring 30 feet;
Northerly - by other land of said Hammond, there measuring 53 feet;
Westerly - by other land of said City, there measuring 30 feet

Other Information:

---but upon condition that the exterior of southerly front of any buildings that said Hammond --- may erect on said---land, shall be conformable in all respects to the buildings that shall be erected on the adjacent lots of land lying eastwardly of the premises, so far as relates to the height of the several stories and the materials of which said exterior shall be somposed, with right of way over aforesaid 13 foot passageway.

Miscellaneous References

Plans

Deeds

Registry

Book

Page

Date

Price $32,187.15 Currency dollars

Date of Deed September 1824

Entered September 29, 1824

Registry Suffolk County, Boston Date 1967/68

Vol. 293 Page 179

Lot #2

Grantor City of Boston Place North Market Street

Grantee Samuel Hammond, Boston merchant Area/Size 53'x12'x53'x12'

Description:

A certain parcel of land lying between the said Hammond's building near Market Square and the lot of land this day conveyed by the City to said Hammond,

Bounded:

Southerly - by the lot of land this day sold as aforesaid, 53 feet;
Easterly - by a passageway 13 feet wide, 12 feet;
Northerly - by the line of Hammond's buildings, 53 feet;
Westerly - by land belonging to the City or to other persons, and there measuring 12 feet

Other Information:

Meaning hereby to convey to said Hammond all the right which the City hath in the land immediately behind the lot of land sold as aforesaid to said Hammond.

Miscellaneous References

Plans

Deeds

Registry

Book

Page

Date

Price $10.00 Currency dollars

Date of Deed September 1824

Entered September 29, 1824

APPENDIX C

Sample Deeds

APPENDIX C

SAMPLE DEEDS

Grantee: John Bellows

Grantor: City of Boston, Massachusetts

Location: Lot #3, North Market Street (corner of Merchants Row)

Date: October 1, 1824

Price: $27,075

Deed in: Book 293, page 248, at Suffolk County Registry of Deeds, Boston.

To all persons to whom these presents shall come - greeting. Know ye that the City of Boston in consideration of twenty seven thousand and seventy five dollars paid to the said City of Boston by John Bellows of Boston, merchant, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed, and doth hereby grant, bargain, sell and convey unto the said John Bellows and his heirs and assigns a certain lot or parcel of land situate in Boston near Faneuil Hall and bounded in front southerly on a new street, sixty five feet wide, called North Market Street, and there measuring twenty five feet, westerly on a passage way thirteen feet wide and there measuring fifty seven feet, northerly on a passage way seventeen feet wide there measuring twenty five feet, and easterly by a lot of land this day conveyed to John D. and Moses Williams fifty seven feet with the free use of the said passage ways as public ways or streets forever - but this conveyance is upon the conditions following, to wit, Firstly that there shall be erected on the said lot of land and completed for occupation on or before the first day of July in the year of our Lord one thousand eight hundred and twenty five one substantial store or

warehouse of brick and stone four stories high which shall cover the whole of said lot with a cellar under the same, and a slated roof, the south front of the said store shall be of hammered granite of uniform colour, shall be placed on a line with the front of the adjoining stores, be elevated six inches above the side walk (the height of which shall be seasonably determined and declared by the Mayor and aldermen of the said City) and shall be in all respects in strict conformity with the plan and elevation of the stores or warehouses drawn by Alexander Parris and exhibited at the sale of said lots. Secondly that the front and rear walls of the said store shall be completed within thirty days from the date hereof so far as that the city authorities may not be impeded in filling up and making the streets and in case of neglect or refusal to comply with this condition the said authorities may cause the said walls to be built and the expense thereof shall be paid to the City on demand with interest by the said John Bellows, his heirs or assigns. Thirdly, that the said Bellows, his heirs or assigns shall as soon as the cellar walls are built, effectually box out the sea water from the said lot of land, and in case of neglect or refusal to comply with this condition the Mayor and aldermen after notice to the said John Bellows, his heirs or assigns may authorize the proprietor of any other lot to box the above granted lot, and the expense thereof shall be paid to him on demand with interest by the said Bellows, his heirs and assigns the amount of which shall be determined conclusively by the Mayor and aldermen in case of disagreement between the said parties. Fourthly that the partition walls between the stores to be erected on the above and the adjoining lots of land shall be at least twelve inches thick and shall have projections thereon

of four inches for each floor, the center of each wall shall be placed on the line of division, and in case the said Bellows his heirs or assigns shall neglect or refuse to build the said partition walls at the time when the proprietor of either adjoining lot shall commence building thereon the said adjoining proprietor may proceed to erect the partition wall in manner aforesaid, and one half of the expense thereof shall be paid to him on demand with interest by the said John Bellows, his heirs and assigns the amount of which shall be determined conclusively by the Mayor and aldermen in case of disagreement between the said parties. Fifthly, that the height of the first and second stories of the store aforesaid shall be eight feet and six inches in the clear between the beams, in like manner the height of the third story shall be seven feet and nine inches, and that of the fourth story shall be six feet and six inches in the clear. Sixthly, that in case of the neglect or refusal of the said Bellows, his heirs or assigns to perform either of the aforesaid conditions according to the true intent and meaning thereof the said land shall revert to and be vested in the City of Boston and the Mayor and aldermen of the said City, shall have the right to enter thereon for conditions broken.

To have and to hold, the aforegranted premises subject to and upon the conditions above set forth and expressed unto the said John Bellows his heirs and assigns to his and their own use forever. And the said City of Boston doth hereby covenant and with the said John Bellows his heirs and assigns that it is lawfully seized in fee of the aforegranted premises, that they are free from all incumbrances that the City hath good right to sell and convey the same as aforesaid, and that it will warrant and

defend the said premises unto the said Bellows his heirs and assigns forever against the lawful claims and demands of all persons whomsoever. In testimony whereof Josiah Quincy the mayor of the said City by authority of a resolution of the City Council passed the fourteenth day of September A.D. one thousand eight hundred and twenty four hath set his hand and caused the seal of the said City to be hereunto affixed this first day of October in the year of our Lord one thousand eight hundred and twenty four. Josiah Quincy and a Seal - executed and delivered in presence of the words "sixty five feet wide" - fifty seven feet previously interlined. Wm. Peirce - Samuel F. McCleary, City Clerk - Suffolk Js. on this seventh day of October A.D. one thousand eight hundred and twenty four - personally appeared the above named Josiah Quincy and in his capacity aforesaid acknowledged the aforegoing instrument to be the free act and deed of the City of Boston. Before me - Charles P. Curtis, Justice of the Peace - Oct. 8th, 1824 - Received, entered and examined - Henry Alline, Reg.

Grantee: David Rice

Grantor: City of Boston, Massachusetts

Location: Lot #1, South Market Street (corner of Merchants Row)

Date: April 1, 1825

Price: $38,220.00

Deed in: Book 300, page 270, at Suffolk County Registry of Deeds, Boston

To all persons to whom these presents shall come, greeting. Know ye that the City of Boston, in consideration of thirty eight thousand two hundred and twenty dollars paid to the said City by David Rice of Boston, merchant, the receipt whereof is hereby acknowledged, hath granted, bargained, sold and conveyed, and doth hereby grant, bargain, sell and convey unto the

said David Rice, and his heirs and assigns, a certain lot or parcel of land situate in Boston, near Faneuil Hall and bounded westerly on a street called Merchants Row, there measuring sixty five feet, northerly on South Market Street, there measuring twenty eight feet, easterly by a lot of land conveyed to Giles Lodge, there measuring sixty five feet, and southerly on a new street forty feet wide, there measuring twenty eight feet, but upon the conditions following to wit: Firstly that there shall be erected on the said lot of land and completed for occupation, on or before the first day of July in the year of our Lord one thousand eight hundred and twenty six one substantial store or warehouse of brick and stone, four stories high , which shall cover the whole of said lot, with a cellar under the same, and a slated roof, the north front of the said store shall be of hammered granite of uniform color, shall be placed on a line with the front of the adjoining stores, be elevated six inches above the sidewalk,(the height of which shall be seasonally determined and declared by the Mayor and Aldermen of the said City) and shall be in all respects in strict conformity with the plans and elevations of the stores or warehouses drawn by Alexander Parris, and exhibited at the sale of the said lots. Secondly, that the front and rear walls of the said store shall be completed within sixty days from the date hereof, so far as that the City authorities may not be impeded in filling up and making the streets, and in case of neglect or refusal to comply with this condition, the said authorities may cause the said walls to be built, and the expense thereof shall be paid to the City on demand with interest, by the said David Rice, his heirs or assigns. Thirdly, that the said David Rice, his heirs and assigns shall, as soon as the cellar walls are built, effectually box out the sea

water from the said lot of land, and in case of neglect or refusal to comply with this condition, the Mayor and Aldermen, after notice to the said David Rice, his heirs or assigns may authorize the proprietor of any other lot to box the above granted lot and the expense thereof shall be paid to him on demand with interest, by the said David Rice, his heirs and assigns, the amount of which shall be determined conclusively by the Mayor and Aldermen, in case of disagreement between the said parties. Fourthly, that the partition walls between the stores to be erected, on the above and the adjoining lots of land shall be at least twelve inches thick, and shall have projections thereon of four inches for each floor, the center of each wall shall be placed on the line of division, and in case of the said David Rice his heirs or assigns, shall neglect or refuse to build the said partition walls at the time when the proprietor of either adjoining lot shall commence building thereon, the said adjoining proprietor may proceed to erect the partition wall in manner aforesaid and one half of the expense thereof shall be paid to him on demand with interest, by the said Rice, his heirs and assigns, the amount of which shall be determined conclusively by the Mayor and Aldermen in case of disagreement between the said parties. Fifthly, that the height of the first and second stories of the store aforesaid, shall be eight feet and six inches in the clear between the beams; in like manner the height of the third story shall be seven feet and nine inches, and that of the fourth story shall be six feet and six inches in the clear. Sixthly that in case of the neglect or refusal of the said David Rice, his heirs or assigns to perform either of the aforesaid conditions, according to the true interest and meaning thereof, the said land shall revert to and be

vested in the City of Boston, and the Mayor and Aldermen of the said City shall have the right to enter thereon for condition broken, within one year from such forfeiture but not afterwards.

To have and to hold the aforegranted premises, subject to and upon the conditions set forth above and expressed unto the said David Rice and his heirs and assigns to his and their own use forever. And the said City of Boston doth hereby covenant to and with the said David Rice and his heirs and assigns, that it is lawfully seized in fee of the afore-granted premises; that they are free from all incumbrances, that the City hath good right to sell and convey the same as aforesaid, and that it will warrant and defend the said premises unto the said Rice and his heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. In testimony whereof, Josiah Quincy, the Mayor of the said City, by authority of a resolution of the City Council passed the twenty fourth day of January last hath set his hand, and caused the seal of the said City to be hereunto affixed, this first day of April in the year of our Lord one thousand eight hundred and twenty five.

SEAL Josiah Quincy, executed and delivered in presence of us, the word "north" previously substituted for "south". Samuel F. McCleary, Charles P. Curtis, Suffolk J's. - on this ninth day of April A.D. one thousand eight hundred and twenty five personally appeared the above named Josiah Quincy, and in his capacity aforesaid, acknowledged the aforegoing instrument to be the free act and deed of the City of Boston. Before me, Charles P. Curtis, Justice of the Peace, June 4th, 1825. Rec'd, ent. & exam'd by Henry Alline, Reg.

APPENDIX D

Cornerstone Laying, Faneuil Hall Market

(From Josiah Quincy's Municipal History . . . , pp. 415ff.)

cannot fail to reflect great honor on the citizens of this metropolis, not only with foreigners, but with our posterity, inasmuch as it will evidence the existence of a spirit in the citizens of the present time, capable of devising and willing to meet the expenditures necessary to effect improvements on a scale calculated not merely to provide for the exigencies of a passing day, but to extend to all future generations of the inhabitants of this city by present wise prospective arrangements, the blessings of that exceeding great prosperity, which Providence in its bounty permits us to enjoy.

(I. Page 137.)

PROCEEDINGS ON LAYING THE CORNER STONE OF FANEUIL HALL MARKET.

On Wednesday, the twenty-seventh of April, 1825, the Corner Stone of the New Faneuil Hall Market was laid by the Mayor of the city, in the presence of the members of the City Council, the Superintendent and workmen of the building, and a large number of citizens. The City Government assembled in Faneuil Hall at eleven o'clock, and moved to the site of the new edifice, in the following order, preceded and flanked by peace officers:—

The Mayor.

The City Marshal, bearing the chest containing the deposits.

The other Members of the Building Committee.

Aldermen.

Members of the Common Council.

Clerks of the two Boards.

Principal Architect, &c.

The Corner Stone, (a large block of Chelmsford granite,) was suspended by a pulley over the foundation stone, in a cavity of which a leaden box, or chest, was deposited, and which contained,—

1. A colored Map of the City, recently executed.

2. Plan of the Lands, Stores, Dock, &c., on which the new Improvement is located, as they existed before the Improvement was contemplated. The sites of the New Market, Streets, Ranges of Stores, &c., being designated by dotted lines.

3. A Book, containing the Charter of the City, with the Amendments thereto; the Constitutions of the United States and of Massachusetts; and sundry Laws, passed in relation to the City.

4. Copies of the Rules and Regulations of the City Council, with a list of the Officers of the City, and the Wards, for 1824–'25.

5. Twenty-two Newspapers published during the preceding week, including all the weekly, semi-weekly, and daily papers, the Price Current, and Masonic Magazine.

6. Eight numbers of Bowen's "History of Boston," in course of publication, containing a number of views of edifices, &c. in the city.

7. A case, containing the following Coins, &c.: — An Eagle, Half Eagle, and Quarter Eagle, of gold; a Dollar, Half Dollar, Quarter Dollar, Dime, and Half Dime, of silver; and a Cent and Half Cent of the most recent coinage of the United States; a Silver (Pine-Tree) Shilling, of Massachusetts, coined in 1652, presented by Nathaniel G. Snelling, Esq.; and a Cent and Half Cent of the coinage of Massachusetts, of 1787. The latter presented by Mr. Jeremiah Kehler. Together with the following Old Continental Bills (of paper money) issued during the Revolution, to wit, — One of Eight Dollars, issued in 1776, and one of Forty Dollars, issued in 1779, presented by Mr. John Fuller; one of Four Dollars, and two of Six Dollars, (one guaranteed by Rhode Island,) presented by Isaac Winslow, Esq.; one of Two Dollars, issued in 1776; one of Five, one of Twenty, and one of Thirty Dollars, issued in 1778; one of Five Dollars, (guaranteed by New Hampshire,) and one New Hampshire Colony Bill, for Ten Pounds, issued in 1775, presented by Ebenezer Farley, Esq.; and a Rhode Island New Emission Bill, issued in 1780, for Three Dollars, presented by Stephen Codman, Esq.

It has been a subject of regret,[1] that the emblems, mottoes, and devices of the old continental paper money, have not, in our recollection, been permanently recorded. We remember to have read a glowing description of them given by a celebrated Whig Peer of England, in the British Parliament, during the Revolution, in answer to a remark of a Ministerialist, that the Americans were destitute of sound learning and science; and which was adduced by him in proof of the existence in America of classical learning, taste, and genius, not excelled by any thing of the kind of which the literati of England could boast. He then attributed the mottoes and designs to FRANKLIN, ADAMS, RITTENHOUSE, LIVINGSTON, and others, which, he said, bore equal evidence of scholarship and patriotism. The bills were extremely well engraved, and printed by HALL and SELLERS, the then BASKERVILLES and DIDOTS of America. Every denomination of bills bore distinct devices, with significant and appropriate Latin mottoes. We shall only notice those on the denominations deposited.

The Two Dollar Bills bore the emblem of a hand making a circle with compasses. Motto, *Tribulatio Ditat.* Translation, "Trouble enriches," or, "The sufferings of the present time are not worthy to be compared with the glory which shall be." — Rom. viii. 18.

The device of the Three Dollar Bills was "an eagle pouncing on a crane, whose beak annoyed the eagle's throat." Motto, *Exitus in dubio est.* Translation, "The issue is doubtful," or, "The race is not to the swift, nor the battle to the strong." — Eccl. ix. 11.

On the Five Dollar Bills was a hand grasping at a thorn-bush. Motto. *Sustine vel abstine.* Translation, "Hold fast or touch not," or, "Be not overcome of evil, but overcome evil with good." — Rom. xii. 21.

The Six Dollar Bills represented a beaver felling a tree. Motto. *Perseverando.* Translation, "By perseverance we prosper," or, "Let us run with patience the race set before us." — Heb. xii. 1. Another emission bore an anchor. Motto,

[1] The whole of this note is taken from the Columbian Centinel of the thirtieth of April, 1825, edited by Benjamin Russell, an active and efficient member of the Faneuil Hall Committee.

In te Domine speramus. Translation, "In God have I put my trust." — Psalm lxvi. 11.

The Eight Dollar Bills bore the Irish harp. Motto, *Majora Minoribus consonant.* Translation, "United we stand," or, "Let there be no divisions among you; but be perfectly joined together in the same mind and in the same judgment." — 1 Cor. i. 10.

The Thirty Dollar Bills bore a wreath on an altar. Motto, *Si recte facies.* Translation, "If you do right you will succeed," or, "Do that which is good, and thou shalt have praise of the same." — Heb. xiii. 3.

8. A Plate of silver, weighing fifteen ounces, eleven inches by seven, with the following

INSCRIPTION.

FANEUIL HALL MARKET,

Established by the City of Boston. This Stone was laid April 27, Anno Domini MDCCCXXV., in the forty-ninth year of American Independence, and in the third of the Incorporation of the city.

JOSIAH QUINCY, *Mayor.*

ALDERMEN. — Daniel Baxter, George Odiorne, David W. Child, Joseph Hawley Dorr, Asher Benjamin, Enoch Patterson, Caleb Eddy, Stephen Hooper.

MEMBERS OF THE COMMON COUNCIL.

Francis J. Oliver, President.

Ward No. 1. — William Barre, John Elliot, Michael Tombs, Joseph Wheeler. — 2. William Little, Jr., Thaddeus Page, Oliver Reed, Joseph Stone. — 3. John R. Adan, John D. Dyer, Edward Page, William Sprague. — 4. Joseph Coolidge, Jeremiah Fitch, Robert G. Shaw, William R. P. Washburn. — 5. Eliphalet P. Hartshorn, Elias Haskell, George W. Otis, Winslow Wright. — 6. Joseph S. Hastings, Joel Prouty, Thomas Wiley, William Wright. — 7. Charles P. Curtis, William Goddard, Elijah Morse, Isaac Parker. — 8. John Ballard, Jonathan Davis, John C. Gray, Hawkes Lincoln. — 9. Benjamin Russell, Eliphalet Williams, Samuel K. Williams, Benjamin Willis. — 10. Francis J. Oliver, James Savage, Phineas Upham, Thomas B. Wales. — 11. Samuel Frothingham, Giles Lodge, Charles Sprague, Josiah Stedman. — 12. Charles Bemis, Samuel Bradlee, Francis Jackson, Isaac Thom.

BUILDING COMMITTEE.

Josiah Quincy, Chairman.

David W. Child, Asher Benjamin, Enoch Patterson, Francis J. Oliver, Benjamin Russell, Charles P. Curtis, Thaddeus Page, Eliphalet Williams, Joseph Coolidge, William Wright.

Alexander Parris, Principal Architect.

JOHN QUINCY ADAMS, President of the United States.

MARCUS MORTON, Lieutenant-Governor, and Commander-in-Chief of the Commonwealth of Massachusetts.

Memoranda. — The population of the City, estimated at fifty thousand. That of the United States, eleven millions.

[*Engraved by Hazen Morse.*]

The Stone having been placed in its proper position and cemented, the Mayor announced that the Corner Stone was now erected of an edifice, which would be a proud memorial of the public spirit and unanimity of the City Council, and of the liberality of their fellow-citizens; an edifice which, he anticipated, would be an ornament to the city, a convenience for its inhabitants, a blessing to the poor, an accommodation to the rich, and an object of pleasure to the whole community. Three cheers followed the announciation, and the ceremony closed.

The execution of the Inscription on the Plate deposited has been admired by all who have viewed it, as an excellent sample of the progress made in the graphic art, and the ornamental and scrip chirography of the day.

(K. Page 145.)

STATEMENTS RELATIVE TO THE IRRESPONSIBILITY CLAIMED BY THE OVERSEERS OF THE POOR FOR PUBLIC MONEYS.

The Report here referred to, embodied all the facts relative to the irresponsibility of the Board of Overseers of the Poor for the great sums they annually receive from the City Treasury, and also for the great amount of eleemosynary funds in their hands. It was signed by every member of the Committee, (see p. 144,) men most faithful to the interests of the city, and solicitous to promote those of the poor. It was accepted unanimously by both branches of the City Council, and its recommendations were, in a general meeting of more than *eight hundred* inhabitants, rejected by a majority of only *thirty-one;* a result showing, that the views presented in that report were approved by nearly half of those present, and those among the most intelligent, and possessing as great a stake as any in the city.

After the result of the struggle made in 1824 to effect a change in this claim of the Overseers for irresponsibility, a perfect silence was maintained on the nature and consequences of these pretensions, until March, 1837, when Samuel A. Eliot, Mayor of the city, in a communication to the City Council relative to the eleemosynary fund, "exclusively under the control of the Overseers of the Poor," and the expenditures, concerning which they disavowed all accountability, took occasion to make the following remarks: —

"Whether this is a state of things which should exist, or whether it would be better that all the modes of charity should be under one general supervision, and under the usual responsibility to the City Council, is for the Council and the citizens to determine. I cannot perceive, that any advantage, arising from the present system, is a counterbalance to the evil which ensues from the complication of the business in so many hands, the danger of collision between independent boards, and the tendency natural to all irresponsible bodies, to conceal their transactions. Publicity is generally and justly regarded as the best security against abuse, and the convenience of having a system of charity adopted by the city, and pursued under the direction of one board, is too manifest to require urging. In what manner this can be effected, I must leave to the deliberations of the City Council, with the conviction, that their proceedings will be marked by regard to the public good, and a just deference to enlightened public opinion."

APPENDIX E

Final Report of the Building Committee

(From the Boston City Records, 1826.)

CITY OF BOSTON.

The Committee of both branches of the City Council, on the Extension of Faneuil Hall Market, having executed the great work assigned them by that body, ask leave, respectfully, to make this their final

REPORT.

They have the satisfaction, in the first place, to state that the work is finished; that every known, and, as it is believed, every existing just debt and demand, for land, labour, materials, or services of whatever kind, is settled.

It now only remains for your committee to render an account of their proceedings, to state their receipts and expenditures, and the general result of the whole undertaking.

Before entering, however, upon this task, it will be proper, in order to obviate error, to recall to general recollection some facts connected with the origin and progress of this concern, which will tend to explain the different views which have

been, at different times, entertained and made public by this Committee and the City Council, in relation to it.

The project of an extension of Faneuil Hall Market was presented for the consideration of the City Council, by a communication from the Mayor, on the 31st of July, 1823. At that time, and for some months afterwards, the proposed improvement, although, then, thought to be of a sufficiently bold and extensive character, was, in fact, small and limited, in comparison with that which time has developed, and which is now executed.

In its first conception, the project was limited by the Roebuck Passage and Merchants' Row on the west,—by the estates bounding southerly on the town dock, and including those estates, on the north,—by the street leading to Bray's Wharf on the south. Its easterly limit was restricted to Codman's and Bray's Wharves, as then existing. A building only 450 feet long, supported upon pillars, without chambers or cellars, and open on all sides, was the plan proposed for the market house. The first estimates were on this basis. At that time, it was not contemplated to connect the Long Wharf with the street east of the market house, although it was supposed that, at some future period, it would take place. In many other respects, the first design, in comparison with that which has, in fact, been effected, was of an extremely contracted character.

As, however, purchases were made, and as acquaintance with the local relations of estates within the contemplated sphere of operations became intimate, the true interests of the city became better understood. The project was, in consequence, greatly extended. It was carried beyond the ancient course of the mill creek. The Roebuck passage was widened to a thirty-five feet street. The great block of stores lying between the street leading to Bray's wharf and dock and Butler's Row, was comprehended in the plan; and, last of all, the original scheme was connected with a street sixty-five feet wide, leading to the Long Wharf.

During the period in which these changes in the original plan were effecting, a corresponding change took place in the plan of the building. A new elevation of the proposed market house, one story high with cellars, was projected; and upon it a second series of estimates were made, having for their basis the erection of such a building, of the length of about five hundred and twenty feet.

Subsequently, the plan of the market house now built, was fixed upon; the character and accommodations of which are specified in the document marked (I). After the final settlement of the plan, the work was commenced, and completed with as much expedition as circumstances and the nature of the undertaking would permit.

It seemed proper thus to recur to these facts, attending the origin and first stages of this work, in

order that the causes might be recollected and understood, which have occasioned, at different times and at length in the general result, a great difference, both in point of expense and of public convenience and benefit, exceeding any thing, at first contemplated.

It soon became apparent to those who had the conduct of the undertaking, that an improvement, unexampled in its general character, and not to be paralleled for its public utility, and its probable financial result, might be effected; and that to this end, it was only necessary for those, entrusted with the authorities of the city, to seize the opportunity with a decision and fixedness of purpose, equal to the importance of the object proposed to be obtained, and to the happy concurrence of circumstances, which presented itself. Your committee, therefore, have never hesitated to recommend, from time to time, the extension of this improvement, as the public interest and convenience became gradually developed. Nor has the City Council refused, as it is believed, in any one instance, to sanction their opinion, by granting the authority requisite to carry their purposes into effect. And it is also believed, that there is not one of these recommendations, thus sanctioned, which has not, so far as respects its general character, been ultimately approved by a great majority of our fellow citizens.

The spirit, which apparently actuated the City Council in relation to this improvement, has been carefully observed and obeyed by this committee. Under its influence, nothing, which could give a permanent and convenient character to the work, has been omitted. In all their proceedings, the interest and honor of the city have been scrupulously considered and followed. They have therefore spared, in the market house, which they have erected, no expense for convenience suited to such a building. Of the style in which it is finished, of its accommodations and general effect, your committee will say nothing, as they are well known to the City Council, and their fellow citizens.

Whether, in these proceedings, the City Council, and, as their agents, this committee, have or have not consulted the honor and best interests of the city, they cheerfully submit to the decision of an enlightened community; and whether the expenses incurred, and the debt created by them, be not greatly outweighed by the benefits already experienced, and which must hereafter be more extensively realized, in consequence of the success of this great project, they also cheerfully submit to the decision of the same enlightened tribunal; after the account they are now about to render and the actual results they are now about to state, shall have been considered.

This committee was first appointed on the ninth of March, 1824. Since that period, there has been under their control a fund, resulting from loans, made from time to time, under the authority of the City Council, from sales of lands purchased, from

rents, and all incidental sources of every nature, amounting to the gross sum of $ 1,141,272 33 cts. For this sum, this committee are accountable. And for it they account in the following manner, conformably to the City Auditor's statement marked (A.) hereto annexed. This sum has been expended in the following proportions, so far as it was practicable, in a general work of this character, to separate expenditures among distinct objects.

For purchasing estates, paying tenants, for removing and surrendering leases, surveying and drawing plans	$879,754 69	
Professional services of sundry counsel, for investigating titles, drawing deeds, services before referees and before courts, including all charges connected with legal business -	2,351 63	
Filling docks and streets to the paving level - - - - - -	42,378 78	
Paving and finishing streets	11,598 64	
Common Sewer, Reservoir, Well, and Pumps - - - - - -	2,484 13	
Erecting the New Market house, including all materials and labor, and services of architect - -	149,158 75	
Interest paid on stock issued, and on all monies borrowed, from the commencement of the improvement up to this time - - - - -	46,979 84	
Miscellaneous expenditures, including salary for superintendent, charges		
Amount carried forward,	1,134,706 46	

Amount brought forward,	1,134,706 46	
on auction sales, services of watchmen, and other small items - -	6,565 87	
Making the above sum for which the committee are accountable		$1,141,272 33

It appears by the said annexed statement of the Auditor, marked (A.) that the above expenditures have been made from the following general sources.

1. By the issue of stock, being the present amount of the debt incurred by this Committee in the extension of Faneuil Hall market, and, all the improvements connected therewith - - -		$608,475 00
2. By cash, being the amount of monies received from various sources, and specified in the Auditor's statement marked B. hereto annexed	532,797 33	
Making also the above stated amount for which this Committee now account - - - - -		$1,141,272 33

By the above statement it appears that the proceedings of this Committee have created a city debt amounting to the sum of $608,475 00

It remains for this Committee to show the funds their proceedings have provided, and which have been delivered over to the Treasurer, and vested in the city, for the extinguishment of this debt; and the equivalent their proceedings have also provided for any balance of the above debt, which may

remain, after deducting the amount of the funds thus delivered over.

Under this head they state, that they have placed in the hands of the Treasurer of the City, as appears by his receipt annexed, marked (F.) in notes of hand; all of which are amply secured by mortgage—the sum of	$219,709 82
They have also transferred to him a perfectly good, but uncollected demand, for slate sold, amounting to	615 37
In addition to this, as appears by the statement of the City Treasurer, marked (G.) the city have already received, in interest on moneys heretofore loaned by this Committee to the Treasurer, the sum of	3,945 55
Constituting a gross available fund, delivered over to the city by this Committee, amounting to	$224,270 74

In this connection, your Committee farther state that they have vested in the city, by their proceedings, a tract of land, lying North of the block of stores on North Market street;—and which the city have now for sale, situated in the following manner, and having the following marketable relations.

This tract of land bounds Northerly on Ann street 63 feet—Westerly on Merchants' Row, near the Northerly entrance of the late Roebuck passage 61 feet—Southerly on a new street to be laid out, under a resolution of the City Council, forty feet wide, in the rear of the said block of stores on North Market street, there measuring 260 feet. The above forty feet street being connected with a new street called Second street, fifty feet wide, leading to Shaw's wharf, or Richmond street. This Committee have also vested in the city two other tracts of land, in the vicinity of the former, and situated on the opposite side of the Mill Creek, each bounding on the last mentioned fifty feet street; the one 78 feet, and the other 40 feet. An inspection of the plan of these tracts will satisfy any one, of their great, and increasing relative value.

They contain 26,517 square feet of land,—are capable of being laid out into fourteen, or fifteen, store lots, some of them little inferior, in point of value, to any in the city, and all of them of great marketable value.

After consultation with several gentlemen conversant with the present value of real estate, your Committee conclude that they should be warranted in estimating this land at four dollars the square foot.—A price, which, considering the above circumstances, and also taking into view the great advantage the city possesses, in selling lots of this kind, by the extension of the time of payment, it cannot reasonably be questioned these lots will produce. They however have determined to estimate them short of that price, viz. at $100,000, for the whole tract.

Under the head of funds available for the extinguishment of the city debt created by the proceedings of this Committee, they farther state that their said proceedings have vested in the city, wharf-rights and flats, lying Eastward of the New Market, containing more than 140,000 square feet, which now produce an annual income of six thousand dollars; for which they have been already offered one hundred thousand dollars, but which, in their opinion, are of greater value. In order however, to prevent all objection, they estimate the above wharf-rights and flats, only at the last mentioned sum, viz. $100,000. Deeming it unquestionable that both these species of property cannot be estimated, by any intelligent and impartial man, at less than $200,000,—the sum at which the Committee estimate them as above.

The result then of the entire operations of this Committee is as follows;

They have created a city debt amounting, in the whole, to		$608,475 00
They have delivered over to the city an available and productive personal property, amounting to	$224,270 74	
They have vested in the city marketable real property as above stated and described, of the unquestionable value of	200,000	
Amount carried forward,	424,270 74	

Amount brought forward,	424,270 74	
All of which may, if the city will, be immediately applied to the extinguishment of said debt.		
It follows that the only balance of debt, created by this Committee, for the payment of which they have not provided funds, amounts to the sum of	184,204 26	
		$608,475 00

From the preceding statement it also follows, that the only real debt, in which the proceedings of this Committee have involved the city;—that is, the only debt, for which they have not provided funds, is the above amount of $184,204 26 cts. In other words the whole cost to the city of all the improvements they have made, of the streets they have laid out,—of the land under the Market house, and of the Market house itself, is only the sum last abovementioned.

Your Committee, considering the well known character of this improvement,—its greatness,—its beauty;—above all, its convenience and utility, apprehend that it is not necessary for them any farther to illustrate the result of their proceedings, or to enter into particular details concerning the nature of the equivalent those proceedings have given to the city, for the actual balance of debt created by them and unprovided for, as above stated.

The simple statement above made, they cannot question will be entirely satisfactory to every intelligent and impartial citizen. When, however, your Committee reflect that, in the course of nearly three years, during which this improvement has been in progress, they have had to encounter the doubts of the cautious, the fears of the timid, the asperities of the interested, and the cavils of the captious, a sense of duty to themselves to the City Council, and to the community, demands from them a somewhat more enlarged exhibit than that, which they have already given; and one which shall present more distinctly, and in detail, the benefits resulting from their operations, and the real effects, in a financial view, thus produced on the pecuniary relations of the city. Amid all the objections and censures, to which, from time to time, they have been exposed, they have looked, with confidence, to this final result of their labors, for their complete justification. And while, both as individuals and as a Committee, they are happy in the consciousness of having executed this great trust, with a strict and single regard, in every instance, to the true interests of the city, swayed by no personal or local favoritism, they deem it their right as well as duty, that all the great benefits resulting from their operations should be known and realized by their fellow citizens.

For this purpose they ask leave to state three distinct views of these results.

First view.—The Committee have involved the city in a debt of *one hundred and eighty-four thousand dollars*. To indemnify the city for this debt;

1st. They have vested in the city a Market house, which has cost, (stated in round numbers,) the sum of $150,000. Its style of architecture, general character and accommodations, are well known. It has been thought proper, however to annex to this report the architect's specification of particulars; which appears in the document marked (I.)

2d. They have vested in the city six new streets. 1. South Market street, of the width of 102 feet. 2. North Market street, and also 3. a street leading from the Long Wharf, each 65 feet wide. 4. A street North of the block of stores bounding on North Market street, 40 feet wide. 5. The Roebuck passage, widened to a 35 feet street. 6. A street South of the block of stores, bounding on South Market street, also 40 feet wide.

These streets contain, as appears by the statement of Stephen P. Fuller Esq. annexed, marked (H.) A quantity of land amounting in the whole to 166,935 square feet.

The land covered by the Market house contains, as appears also by said Fuller's statement, 27,012 square feet.

Making a gross amount of 193,947 square feet of land, vested by the operations of

this Committee in the city, in streets and in the Market lot.

Now your Committee state, with confidence, their belief, that, if previously to the commencement of these operations, there had been offered to the city this number of square feet of land, laid out in streets, according to their present location, and a Market lot, such as the city now possesses, at the price of *one dollar* the square foot, there is no judicious man in the city, who would not have gladly acceded to the proposal, and considered it a great boon.

In this view of the result of their proceedings then, the Committee submit to their fellow citizens whether they exceed, in any respect, the facts, when they state that their operations have vested in the city, land in streets and in the Market lot, of the value of - - - - - $193,947

If from this amount the actual debt, in which they have involved the city be deducted, viz. - - - - - 184,204 26

A net balance is left of - - $ 9,742 74
of value, in land, above the actual debt created.

In other words, if the committee be allowed to take credit for the land as above actually vested in the city, the market house, which cost $150.000, and which, estimated by its rents, as will hereafter be shown, is worth $500,000, is a clear gain to the

city; to say nothing of other advantages resulting from their operations.

Second view. In this your committee will have an exclusive reference to a comparison of the annual interest to be paid, and the annual income to be received, from the result of all their operations.

1st. It appears by the auditor's statement marked (A.) that, in the course of their proceedings, this committee have paid all the interest, which has accrued, on stock issued, and on monies borrowed from the commencement of the improvement to the present time.

It follows that not one cent has ever yet been added to the taxes or burdens of the city, by any of the proceedings of this Committee.

2d. Again, it appears by the auditor's statement marked (C.) that the whole of the annual interest of the debt, contracted for the city by this committee, is $31,622 95 cents.

This then is the whole annual amount of interest which the city *will ever, at any time hereafter, have to pay*, in consequence of the debt created by this committee.

To meet this annual amount of interest, this committee have provided and vested in the city, the following property, now productive of an annual interest and income, as follows, viz:

1. The interest annually accruing on the notes transferred by this committee to the city, as appears by the auditor's statement (C.) - - $ 11,109 23

Amount carried forward, 11,109 23

	Amount brought forward,	11,109 23
2.	Rents of the floor and cellars of the New Market house - - -	26,000
3.	Annual income from the City Wharf - - - -	6,000

Thus it appears that an annual income of - - - - - - $43,109 23
has been delivered over to the city to pay an annual interest of - - - - $31,622 95

It follows that, not only, as was just above shown, no addition has ever, as yet, been made to the taxes or burdens of the city, by the proceedings of this committee, but also that, as is now shown, *no addition can ever, hereafter, be made to the taxes or burdens of the city, by any of those proceedings.*

The income they have provided is adequate to pay, forever, the interest of the debt they have created.

Third view. The city has been made to incur a gross debt, by the proceedings of this committee, amounting to - - - - - - $603,475 00
This debt bears an annual interest, as above stated of - - - $31,622 95

This is the whole responsibility which the city incurs from their entire operations. As an offset and full equivalent for this responsibility, your committee finally state, what they apprehend to be the fair financial view of the result of their proceedings.

1. They have vested in the city a market house, and lot of land covered by it, which now

produces an annual rent, notwithstanding only its lower floor and cellars have as yet been leased, of the sum of - - - - - - $26,000

Nor can it be questioned, when the remaining rooms and chambers shall be leased, as they readily may, unless the city choose to retain them for purposes of a more general character, that they will produce the sum of - - - - $3,000

In other words, the whole market house may easily be made to produce a sum equal to twenty nine thousand dollars.

An income of this kind, derived from *such* a real estate, abundantly authorizes this committee to state the value of the market house, considered as a productive property, at - $500,000

2.	They have vested lands in the city, as hereinbefore stated, lying north of the block of stores, bounding on North Market Street, of the value of - - - -	100,000
3.	They have also vested in the city wharf rights and flats, as above stated, of the value of - - - -	100,000
4.	They have transferred, in good notes and demands, to the City Treasurer, on his receipts, (Documents F. and G.) the sum of	220,325 19
	And a balance of interest due from the city to this committee, of	3,945 55
	Amount carried forward,	$924,270 74

Amount brought forward,		$924,270 74
The committee, therefore, confidently state, the fair value of the real and personal property, vested, by their proceedings, in the city, to be the sum of - - - - -	$924,270 74	
If, from this, be deducted the amount of the city debt, created, as above stated, amounting to - -	608,475 00	
It follows, that there remains a balance amounting to the sum of		$315,795 74

This balance, your committee apprehend is, on a fair estimate of the real value of the property transferred, or vested by them in the city, a clear gain to the city, after payment of every debt incurred by this committee; without taking into view, or claiming any allowance for land in streets, or other incidental advantages, ensuing from this improvement.

A scarcely less favourable result to the finances of the city, will arise from a comparison of the income justly to be expected from the whole amount of property thus transferred to, and vested in, the city, with the annual amount of interest the city will have to pay on the debt created by this committee.

The annual amount of present income derived from that property, has been shown to be the sum of - - - - - 43,109 23

Amount carried forward, 43,109 23

Amount brought forward		$43,109 23
To this will be added, whenever the chambers of the new market house shall be leased, a sum, certainly not less than - - - - - -	3,000	
And also, whenever the land north of the north block of stores abovementioned, shall be sold, for interest upon the estimated sales - -	5,000	
The income reasonably expected to be derived from the whole property abovementioned, will amount annually to the sum of		$51,109 23
If from this amount be deducted the amount of the annual interest accruing on the city debt created by this committee - - -	31,622 95	
There will remain a clear balance, or excess of annual income, after payment of the whole annual interest on that debt, amounting to -		$19,486 28
Last of all. It appears by the Auditor's statement marked (D.) that the whole funded debt of the city, exclusive of that created by this committee, amounts to the sum of		$334,800
It appears, also, by the same statement, that the annual interest paid on said debt, amounts to the sum of		$18,508 00

It follows from the preceding facts, that the excess of the fair estimated value of the property transferred to, or vested in, the city by this committee, after the debt it has created is deducted amounts to a sum not far short of the whole remaining debt of the city; bearing to it the proportion of 315 to 384.

It also follows that the excess of the annual income, remaining, after payment of the annual interest on the debt created by this committee, is *more than sufficient to pay the entire interest of the remaining city debt.*

In making these statements your Committee have not considered, nor made any account of the objection that the income, formerly received from the old Market, should be deducted from the income now received from the new; because they deem it neither solid nor reasonable. The real property formerly occupied as a market, remains in the city: and is capable of being applied to uses probably as productive as the former were.

The whole income from the old market, amounted, on an average of four years, as appears by the Auditor's statement marked (E.) to a sum little exceeding $12,000.

It cannot be questioned that Faneuil Hall lower floor, may be made to produce annually a sum nearly. if not quite, equal to $6,000.

The square on the West front of Faneuil Hall, where the mutton stalls formerly stood, is capable of a proportional productive occupation. The

same may be said of the land East of Odin's block, formerly occupied by fruit dealers. This and other real estate belonging to the city, in that vicinity, which has been, by these operations, relieved from its former occupation, and made free for other uses to the city, may be made probably productive of an income equal to the former receipts from the old market. If the city choose to keep these spaces open for purposes of health, convenience or ornament, no reason thence arises for deducting any thing, on account of the amounts formerly collected in the old market, from the receipts now actually accruing in the new.

Nor have your Committee taken any particular notice, in this report, of the land in front of Hammond's and Faxon's stores, formerly in the square, nor of any contested and disputable right the city formerly possessed in the Town dock, because the marketable value of that land was wholly derived from the operations of this Committee. Nor, on the other hand, have they claimed any credit for paving streets, opening the Roebuck passage, and a street to the Long Wharf, for the general accommodation of the citizens, and particularly of those in the North section of the city; nor for common sewers, reservoirs, pump and well; nor for land thrown into the street to widen Merchants' Row, in front of the new market and South block of stores. All these, though properly chargeable to the general funds of the city, have been paid out of those resulting from this improvement, and are

more than an equivalent for any marketable value existing in the dock and square above alluded to, previous to its commencement. The City Council will perceive that the sole object of the Committee in this report, is, to account for the funds, with which they have been entrusted, and to state, distinctly, the results of all their operations. Neither minor local rights, which the city formerly possessed in the sphere affected by this improvement, nor minor local advantages, derived from the proceedings of this Committee, are objects important enough to be estimated in this report. The purposes of this Committee will be fully answered, if they shall satisfy their fellow citizens of the beneficial effect of this undertaking, on the pecuniary relations of the city; and that its financial, is not less satisfactory, than its local and architectural result.

If the great body of our fellow citizens shall be satisfied, as it is believed they will, that *this noble improvement has been completed, not only without any addition to the present taxes, or burdens of the citizens, but also, without the possibility of any addition, in future time, on this account, to their taxes or burdens; and, on the contrary, that it has augmented, in no inconsiderable degree, the real and productive property of the city*;—all the objects your Committee proposed to themselves, in this elucidation, will have been attained.

In conclusion, they will only add, that they claim for themselves no peculiar merit on account of the greatness of these results. They were the consequence, chiefly, of temporary and local circumstances, of which the City Council had the good fortune to take advantage. Your Committee claim no other merit than what arises from fulfilling, with earnestness and fidelity, the trust reposed in them.

The success of this undertaking is chiefly attributable, first, to the unshaken firmness and unanimity, with which every succeeding City Council, since its commencement, have pursued and enlarged the original design. Next, and above all, to the favor, with which, at an early period, it was received by the great body of our fellow citizens in Faneuil Hall, and the encouragement and confidence, which they have extended to this Committee, in every stage of its progress.

Signed by the unanimous order of the Committee.

JOSIAH QUINCY, *Chairman.*

Boston, Nov. 13, 1826.

In Common Council, Nov. 20, 1826.—Read and accepted, and thereupon

Ordered, That the same be printed in the newspapers, and that 7000 Copies be printed and distributed for the information of the inhabitants.

Sent up for concurrence,

JOHN R. ADAN, *President.*

In the Board of Aldermen, Nov. 20, 1826.—Read and concurred.

JOSIAH QUINCY, *Mayor.*

Statement A.

It appears by the books of the Committee on the Extension of Faneuil Hall Market, that the whole amount of funds made use of by the Committee, is $1,141,272 33

Which have been disposed of as follows, viz;—

For the purchase of Estates;—including payments to tenants for surrendering leases, and removing; and the expenses of surveying and drawing plans, - -	879,754 69
For professional services of sundry Counsel, investigating titles to Estates, drawing legal instruments, services before referees, and in court;—and for all legal business in connection with this improvement - -	2,351 63
For filling up docks and streets, to the paving level - - - - -	42,378 78
For paving and finishing streets - -	11,598 64
For Common Sewer, Reservoir, Well, and Pump - - - - - - -	2,484 13
For Erection of the New Market House, including all materials and labor, and services of the Architect - - - - -	149,158 75
For interest on Stock issued, and on all moneys borrowed by the Committee, from the commencement of the improvement up to the present time - - - - -	46,979 84
For sundry miscellaneous expenses;—including the salary of the Superintendent of this improvement, the charges on the	
Amount carried forward.	$1,134,706 46

Amount brought forward	$1,134,706 46
sales of the store lots at auction, the payments for services of special watchmen, and various other small items - -	6,565 87
	$1,141,272 33

The above amount of expenditure has been made by the Committee, as follows, viz;—

By the issue of Stock, being the present amount of the Faneuil Hall Market debt - - - -	$608,475 00
By Cash, being the amount of moneys received by the Committee, as per statement B.	532,797 33
	$1,141,272 33

Auditor's Office, Nov. 13, 1826.

WM. HAYDEN, Jr. *Auditor of Accounts.*

Statement B.

It appears by the Books of the Committee on the Extension of Faneuil Hall Market, that the amount of funds derived by the Committee exclusively from the improvement with which they were charged, is 753,122 52

Which amount has arisen from the following sources, viz :

Sales of store lots on North Market street	303,483 77
Sales of store lots on South Market street	403,195 00
Sale of a lot of land on the Roebuck passage	14,775 00
Sale of a lot of land on the street south of South Market street	5,015 00
Sale of a lot of land north of the market,	5,000 00
Sale of a lot of land on Butler's row	3,610 00
	$735,078 77
Rents and sales of old buildings	9,565 05
Interest on notes, and deposites in bank,	5,019 68
Sales of building materials and implements, remaining on hand	3,459 02
	$753,122 52

The above amount of income has been received by the committee as follows, viz :—

In notes	219,709 82
Demand for slate sold, not yet paid, but good for the amount	615 37
In cash	532,797 33
	$753,122 52

Auditor's Office, Nov. 13, 1826.

WM. HAYDEN, Jr. *Auditor of Accounts.*

Statement C.

Annual Interest on the Debt contracted for the Extension of Faneuil Hall Market.

$ 138,650 00	at 6 per centum	per annum, is	8,319 00
7,000 00	at 5 1-2 "	"	385 00
18,000 00	at 5 1-4 "	"	945 00
410,825 00	at 5 "	"	20,541 25
5,000 00	at 4 3-4 "	"	237 50
11,000 00	at 4 1-2 "	"	495 00
18,000 00	at $3,89 per cent.	"	700 20
$608,475 00		Annual interest,	$31,622 95

Annual Interest on the Notes transferred to the City Treasurer, having been received for lands sold by the Committee on the Extension of Faneuil Hall Market.

8,250 00	at 6 per centum	per annum, is	495 00
8,247 38	at 5 1-2 "	"	453 61
203,212 44	at 5 "	"	10,160 62
$219,709 82		Annual interest,	$11,109 23

Auditor's Office, Nov. 13, 1826.

WM. HAYDEN, Jr. *Auditor of Accounts.*

Statement D.

The whole funded debt of the city, drawing interest, exclusive of the debt contracted for the Extension of Faneuil Hall Market, amounts to - - - $384,800 00

The annual interest paid by the city, on the abovementioned debt of $384,800, is - - - - $18,508 00

Auditor's Office, Nov. 13, 1826.

WM. HAYDEN, Jr. *Auditor of Accounts.*

Statement E.

The income from the Stalls in the Old Faneuil Hall Market house, and the meat, vegetable and fish Stalls connected therewith, has been, for the last four years, as follows, viz :—

For the year ending	June 1st, 1823	-	10,964 01
" "	June 1st, 1824	-	12,010 04
" "	June 1st, 1825	-	13,248 22
" "	June 1st, 1826	-	12,891 40
			$49,113 67

Making an average annual income of $12,278 42.

Auditor's Office, Nov. 13, 1826.

WM. HAYDEN, Jr. *Auditor of Accounts.*

F.

CITY OF BOSTON.

City Treasurer's Office, Nov. 13, 1826.

Received of the Hon. Josiah Quincy, Mayor of the City of Boston, and Chairman of the Committee on the Extension of Faneuil Hall Market, Forty-three several Notes of Hand, amounting, in the whole, to *two hundred and nineteen thousand, seven hundred and nine dollars, and eighty two cents*, all bearing interest, at various rates, from five to six per centum per annum, and also a bill and receipt against the Pitts Street Congregational Society, amounting to *six hundred and fifteen dollars, and thirty seven cents*;—the same being property transferred to the city, by the Committee on the Extension of Faneuil Hall Market; and to be held and accounted for by me, as property of the City of Boston.

WM. MACKAY, *City Treasurer.*

Notes,	219,709 82
Demand,	615 37
	$220,325 19

G.

CITY OF BOSTON.

City Treasurer's Office, Nov. 13, 1826.

I certify that, on reckoning an Account Current of Interest upon monies borrowed from, and repaid to, the Committee on the Extension of Faneuil Hall Market, there is a balance in favour of said Committee, and against the city, amounting to *three thousand nine hundred and forty-five dollars, and fifty-five cents*, reckoning interest at the rate of four and a half per centum per annum, up to this date.

WM. MACKAY, *City Treasurer.*

$3,945 55.

H.

The whole quantity of land purchased of individuals, including passage ways and streets not belonging to the city, 156,395 feet.

The whole quantity of docks and flats filled up (excluding 3,900 feet of Mill Creek in proposed 40 feet street) - - 126,417 feet.

282,812

The quantity of land under the Market House 27,012¼ feet.
The quantity of land under the South block of stores - - - - - - - 33,800 feet.
The quantity of land under the North block of stores - - - - - - - 28,648 1-8
The Kingsbury Estate, sold S. Hammond 1,448 feet.
The land sold South of South stores, about 1,870 feet.
The quantity of land for sale North of North block of stores, about - - - 27,000 feet.

119,779 2-12

The quantity sold Hammond and Faxon, formerly in the Vegetable market and Dock Square, about - - - - - 2,968 feet.

Land in Streets:

The quantity of land in South Market street 53,843 feet.
The quantity of land in North Market street 34,080 feet.
The quantity of land in the street East of the Market 30,100 feet.
The quantity of land in the street South of the South stores - - - - - - 20,560 feet.

Number of feet carried forward, 138,583

Number of feet brought forward, 138,583
The quantity of land in a forty feet street North of the North stores, including 3,900 feet of the Mill Creek - - - - - - 20,490 feet.
The quantity to extend and widen Merchants' Row, from South block of stores to Ann street - - - - - - - - 5,120 feet.
The quantity in a fifty feet street through Eustis' and Howard's wharves - - - - 2,742 feet.

Quantity of land in streets - - 166,935 feet.

The quantity of flats and dock below the market, belonging to the city will probably be 142,000 feet.

The foregoing calculations are made with as great accuracy as the uncertainty of the lines of the estate will admit, and is correct in the general result.

STEPHEN P. FULLER, *Surveyor.*

Boston, Nov. 10, 1826.

I.

Faneuil Hall Market House is situated at the East end of Faneuil Hall, between two streets called North and South Market streets, having two streets passing at right angles at the West and East fronts, the one being 76 feet, and the other at the East end making the Wharf 65 feet wide. North Market street is 65 feet wide, the South 102 feet, each street having a range of stores four stories high, with granite fronts, the range of stores on the North side 520 feet, and 55 feet deep,—on the South 530 feet, and 65 feet deep,—an arched avenue in centre of each range 5 feet wide, communicating with the adjoining streets,—the facade of which is composed of piers, lintells, and arched windows on the 2d story. The roofs are slated, and the cellars water proof.

The Market House in length is 535 feet 9 inches, in width 50 feet, wholly built of granite, having a center building 74 1-2 by 55 feet, projecting 2 1-2 feet in the North and South fronts. From the centre buildings are wings on each side, 173 by 50 feet, the wing continues from a projection of 6 inches, 46 feet 3 inches, and 51 feet in width, on each facade of which are 5 antœs, projecting 6 inches, finishing with a portico at each end of building, projecting 11 feet 7 1-2 inches. The porticos consist of 4 columns, 3 1-2 feet diameter at base, and 2 feet 10 inches at neck, each shaft in one piece, 20 feet 9 inches long, with a capital of the Grecian Doric. The columns support a pediment, the tympanum of which has a circular window for ventilation. The wings are of 2 stories, the lower one 14 feet, the upper 14 1-2 feet, the lower windows have circular heads.

The building is finished with a Grecian cornice 16 inches in depth, and 21 inches projection, worked in granite.

The roof is slated, and copper gutters.

The height of the wings from the side-walk to the top of the cornice is 31 feet.

The facade of the centre building up to the underside of the 2d story windows is composed of five recesses of piers and arches of grooved ashler, on top of which are again formed recesses by antœs, supporting a frize and cornice, similar to the wing buildings; in each recess is a circular headed window, the centre a Venetian; on the top of the cornice is a blocking course, and an octagon attic, 6 feet high, with two elliptical sawtells, surmounted by a dome covered with copper, and crowned by a lantern light. At each angle on top of the centre building is a pedestal, in which are placed the necessary flues.

The whole edifice is supported by a base of Quincy blue granite, 2 feet 10 inches high, with arched windows and doors, communicating with the cellars.

The building is approached by 6 steps of easy ascent, each wing has 6 doors. The centre building in the North and south front, a pair of folding doors, entering a passage 10 feet wide, paved with brick, laid on ground arches, the wings have also a passage way of smaller dimensions to correspond.

The principal entrances are from the East and West porticos, which communicate with the coridor, 512 feet long, 12 feet wide, with entablatures, finished with a cove ceiling. The interior is divided into 128 stalls, and occupied as follows: viz: 14 for mutton, lamb, veal and poultry; 2 for poultry and venison; 19 for pork, lamb, butter and poultry; 40 for beef; 4 for butter and cheese; 19 for vegetables; and 20 for fish.

On the South front are 4 door-ways opening to stair-cases,

leading to the 2d story, in the centre of which is a hall, 70 by 50 feet, having a dome, springing from 4 segmental arches, ornamented with panels and rosetts, in the crown of which is an elliptical opening, 14 by 12 feet, through which is seen the sky-light, and part of the outer dome.

The whole height of the hall to the opening, or eye of the dome, is 46 feet. Each wing is divided into 2 halls by a brick partition, the smaller 44 by 47, the larger 173 by 47.

The whole of the improvements have been completed within the space of 26 *months*, and occupy about 6 acres, 2 roods 23 perches, the greater part of which has been reclaimed from the sea, by filling in earth at different periods.

The cellar story is occupied for storage of provisions, and made perfectly water-proof.

ALEXANDER PARRIS, *Architect.*

APPENDIX F

Listing of "Artifacts" and Miscellaneous Information

North and South Market Streets

Fall, 1967

Lot No.	Street. No.	Company	Contents	Floor
3	45	The Landmark (bar)	-----	-----
4	43	Keyes Supply Co. and Quincy Provision Co.	-----	-----

Building had fifth and sixth floor additions between 1870 and 1892.

5	41	John F. King	-----	-----

In 1909 building "redone" by N. E. Dressed Meat and Wool Co., according to Bill McCarthy ("60 Years in the Market"). Building had fifth and sixth floors added between 1867 and 1895. King here since 1955; before that, Inter City Packing Co., Wholesale Meat.

6	39-40	Walters-Litchfield Co.	Good curved sign; business records	4

Architectural changes made after 1867 and before 1893. Hotel suppliers, formerly sold and delivered directly to Back Bay families at their doors. Here since 1939; in Faneuil Hall Market from 1865-1939. Building may have been used for a speak-easy. Excellent interior detailing.

7	37	Adams-Chapman Co.	Business records;	3 & 4
			Old gas radiator;	Attic
			Sign painted on stairwall "A.Erickson, Sailmaker:	Between 2 & 3

Here since 1867. Provision dealers; started business in 1846 as C. P. Adams Co., on Commercial Street and Merchants Row. Installed freight elevator in 1919.

8	35-36	H. A. Hovey Co.	Old records	-----

(See remarks on H. A. Hovey Co., p .)

9	33-34	Quality Beef & Provision Co. and Merchants Beef Co.	-----	-----

Architectural changes in structure done about 1894; Quality Beef, here about 5 years; Merchants Beef, moved to new Market Square, South Boston. New electric elevator installed in 1916, "in present building being altered."

Lot No.	Street No.	Company	Contents	Floor
18	15-16	Commonwealth Fruit	Old sign: "Hub Tomato Co., Inc. - #15"; old time clock	3

Here since 1961. Commission merchants. Elevator installed in rear of building in 1919.

19	13-14	A. Cavallaro Co.	Picture of Mr. Noyes (early occupant of bldg.) on wall;	1
			Treasure trove - original doors, sash, etc.; very valuable.	Attic

Here 13 years; building originally owned by D. W. and C. R. Noyes. Commission men; sell on consignment.

20	12	Community Produce Co.	-----	-----

Here about 30 years. Buys produce direct from grower, brokers, railroad or traile car lots.

21	10	Market Cafe and Royal Tomato Co.	-----	-----

Market Cafe in existence 27 years, owned by Royal Tomato Co./ who buys produce through broker, at auction or direct from Florida.

22	7-8	Colley-Woods Co.	Safe in wall opening; long oak desk with metal grill work above desk surface (in office on second floor)	2

Firm started in 1915. Sells fruits and vegetables, buying directly from grower a also joint partners with Florida buyer.

23	5-6	Eaton & Eustis Co.	Old printing painted on side wall of stairway with painted hand pointing upstairs.	betwee 3 & 4

Company in area about 60 years; on North Market Street about 20 years. Wholesalers of figs, dates, nuts, pineapple (main product), and cocoanut.

Lot No.	Street No.	Company	Contents	Floor
10 & 11	30	Durgin-Park	-----	-----

Famous old restaurant; tourist Mecca. Interior practically unchanged.

12	27-28	Finnerty & Grey and J.F. Donovan Tavern	-----	-----

Finnerty & Grey, here 10 years; previous occupant Western Union. Tavern, owned by Mrs. Donovan who said Tavern here for 75 years. (Durgin-Park uses upper floors.)

13	25-26	M.& G. Beef Co. and Carroll & Liley	Two signs; old wall clock; business records	2 4

M.& G. Beef, meat packers, here 8 years. Carroll & Liley, cutlery, established in 1867; here since then. Makes knives, etc.

14	23-24	Damon Distributing Co. and Duke's Barber Shop	-----	-----

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15	21	Nathan Robbins Co.	Two quarter-round brass signs: "Bartlett & Varney" left and right exterior; 3 good signs on front of building.	Exterior

Meat company. Firm established in 1826 in Faneuil Hall Market and then on North Market Street, during entire period. In #21 for 7 years, Bartlett & Varney Co. preceding them. (See remarks on Faneuil Hall Bank, p. .)

16	19	Noyes-Bimber Co. and Lawrence Anthony, Inc.	-----	-----

Both companies here c. 7 years. Noyes-Bimber Co. buys from New York importers - garlic, dates, etc. Lawrence Anthony, Inc. buys from South Boston Terminal auction. Fourth story of building removed in 1960.

17	17-18	Bay State Produce	-----	-----

Here 38 years; buys direct from growers, both on consignment and on commission. Stairs relocated in 1939.

Lot No.	Street No.	Company	Contents	Floor
24	3-4	P. Tavilla Co. and Forlizza Bros.	Old sign: "Tavilla" and large sections of pressed tin.	4
Fire in 1950, at which time old pitched roof was removed and new roof installed.				
25	1-2	P. Tavilla Co.	Files (and files!) of records.	3
Two stories added c. 1886, but removed after 1967 fire.				

SOUTH MARKET STREET

Lot No.	Street No.	Company	Contents	Floor
1	2-3	South Market Lunch, Outlast Uniform Co., architectural offices	-----	-----

Excellent mansard roof style building. Built-in safe on second floor, in brick vault. Floor of vault remaining on third floor. Faneuil Hall Bank located here on second floor from 1854 to early 1900's. Nicholson's Lunch preceded South Market Lunch. (See remarks on Faneuil Hall Bank and this building on p. .)

2	5	Cerasuolo Co. and 3 Star Tomato Co.	Old records, hand pump, pushcart, Simplex time-clock.	6

Fifth and sixth floors added about 1880. Cerasuolo Co., here since c. 1942. 3 Star Tomato Co., here since c. 1963.

3	6	Stacey & Vassallo Co.	Early sash lying around loose.	4

Fifth and sixth floors added by 1880. Stacey & Vassallo have been occupants since 1937 and owned since c. 1945. Mr. Doe of Patten's Restaurant owned before Stacey & Vassallo. Tiles on entrance plate indicate that Farquar Seed Co. may have once occupied building.

4	none	Vacant lot since 1966	-----	-----

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5 and 6	11-12 and 13-15	Maple Leaf Products	-----	-----

Fifth and Sixth floors added c. 1880; present front in 1912; colored panels, etc., on front c. 3 or 4 years ago. Floor heights same as other buildings; old wooden construction throughout building; tin ceiling and plastered walls, etc. On sixth floor, weiners are cooked. Building owned and occupied by Maple Leaf Products for 17 years.

7	16-17	Oringer Mfg. Co. and Mondo's Restaurant	-----	-----

Oringer Co. manufactures basic supplies for candy and ice cream companies. Second floor - offices; third - stock and shipping; fourth - manufacture of candy flavorings, toppings, etc.; fifth and sixth floors - storage (heavy equipment on sixth). Here nine years, formerly Curley and Rodney Co. Fifth and sixth floors added before 1914.

Lot. No.	Street No.	Company	Contents	Floor
8	19	Landy Beef Co.	Original sash stored in loft	Attic

Meat packing wholesalers; cold storage on one floor. Fourth floor and attic used by Oringer Co. for storage.

9	21-23	Curly Bros.	Old records;	3
			old ice chest.	4

Owned and occupied by Curly Bros. since 1930's.

10	24	Merchants Poultry Co.	Seth Thomas Clock	2

Owned by Chamberlin Lally Poultry before 1960.

11	27	Chamber-Lally Poultry Co.	Old safe - built by N.Y. Safe and Lock Co., apparently distributed by Arthur E. Curtis and owned by the H. Goldsmith Co.	2

Occupant since 1957. Two floors added c. 1880.

12	29	Julius Lansky	Old scale (built in Platform).	1

Occupant for over 30 years. Two floors added c. 1880.

15	37	M. W. Alger Co.	Some pieces of architectural trim lying around loose.	Attic

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16	38,39,40	Prober Co.	-----	-----

Owner/occupant for 20 years. Previous owner - Craig-Hapwood Co. (chicken dealer). Two floors added after 1895 and before 1914.

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17 & 18	41-44	G. Angelo Co.	Old scale("Howe") at rear of building; good business signs.	1
			Boxes of records (Building #41)	6

Occupants for 60 years; originally (1887-1908) at 24 Merchants Row. In 1946, spent $22,000 on structural reinforcement, etc. Two floors added after 1895 and before 1914.

Lot No.	Street No.	Company	Contents	Floor
19	45-46	Hicks & Hodges (upstairs), Bolton & Hicks, and Samuel L. Weiner (basement)	Old business records	5

Bolton & Hicks - occupant since 1936; poultry, butter & eggs wholesaler; poultry dressing plants. Butter from midwest. Hicks & Hodges - occupant for 30 years. Hotel and restaurant meat suppliers; buy from wholesalers; four floors of storage. Samuel Weiner - occupant for 20 years; formerly on North Market Street. Two floors added after 1895 and pre 1914.

20	47-48	Lowell Bros.&Bailey and Gazzani Bros.	Recent records	4 & 5

Lowell Bros. occupants since 1920; firm is 100 years old and formerly (1865-1920) on Clinton Street. Wholesalers of fruit and produce bought from farmers. Gazzani Bros., tomato wholesalers. Two floors added post 1895-pre 1914.

21	49-50	Fred W. Baldau Co.	-----	-----

Brick building entirely new in 1938; owners/occupants since then. Plans available for this building. 1968 - exterior course of brick on front being replaced.

22	51-52	Fred W. Baldau Co.	-----	-----

Owner/occupant since 1962; Rodes Co. previous owner. Poor structural condition; leader beam sagging; front of building sags at third and fourth floor level. Boards removed behind original sash, showing how granite was fitted. Basement area important: four entries (blocked up) on end facade, one entry on front and back. Severe water problem. Has only original arched window on second floor found on either street.

APPENDIX G

Description of Ladies' Fair, Faneuil Hall Market, 1840

(From George W. Warren's History of the Bunker Hill Monument Association, Boston, 1877.)

their meeting that the season of the year was unpropitious, that many of our most wealthy citizens were absent, — the same old story as now, — and it was voted to postpone action till the autumn. In the autumn, some of the Committee suggested that a Fair might produce a very considerable sum in aid of the funds; but for various reasons it was thought impracticable at that time. That it was extremely difficult to find gentlemen willing to engage in the irksome and unpleasant employment of soliciting subscriptions. "Under all these circumstances," the report dolefully concludes, "it must be confessed that it is extremely doubtful whether the present generation will have the pleasure to see the Monument completed." But the gloom which overhung the Association was like the last thick cloud before the clearing up of the sky.

A meeting of the Directors was held eight days afterwards at their usual place, the Room of the American Academy of Arts and Sciences, No. 50 State Street. The Secretary proposed the following vote: "That the President and Secretary, with such other members of the Corporation as may be willing to co-operate with them in the effort, be authorized and requested to solicit and receive subscriptions, and obtain sums by Fairs or other projects in aid of the completion of the great object of the Corporation, and that these gentlemen have power to adopt such measures as they may deem expedient in making this FINAL APPEAL to the people."

The Secretary stated, in support of his motion, that

History of the Bunker Hill Monument Association, by Geo. W. Warren, Boston, 1877, James Osgood & Co.

from E.R. Amadon

he understood that it was the opinion of several ladies of Boston that a successful Fair might be held in the latter part of that season, and he had the personal assurance of several in Charlestown that they would heartily enter into the work, and would seek to enlist the assistance of the ladies in the neighboring towns of Middlesex County; that, if the Directors would only authorize the undertaking, there was scarcely a doubt of a triumphant success. Some thought the proceeding premature, and that the means proposed were not adequate to obtain the desired result. Two or three thousand dollars was as much as had ever before been realized from a Fair in Boston; and, as for subscriptions, it was utterly vain to attempt them. After an animated discussion, the objections were withdrawn, and the vote was passed unanimously.

A large Committee was soon enlisted. Mrs. Hale, who still resided in Boston, was applied to, and she, with five other ladies, — Mrs. Jonathan Chapman, wife of the then Mayor of Boston, Mrs. William H. Prescott, Mrs. John C. Warren, Mrs. George Darracott, and Mrs. Thomas B. Wales, — constituted the Executive Committee of the Ladies to organize the Fair. As soon as they published the word, the hearts of the women of the country were interested in the cause. The young sought to rival the expertness of the aged; delicate hands that rarely worked, — and then in ornamental finery, — joined with those which daily toiled; those who plied the crochet in worsted of various colors with those who knit the stocking; those skilled in embroidered work, and those practised in plain

sewing, — all combined to make something useful or attractive, that could be sold for the purpose of building the Monument. That was a glorious busy summer in 1840. Every lady, young or old, was then asked, What are you doing for the Fair? The sex rose higher in the public thought, for they were raising, by generous concerted action, a monument of their own innate capacity for good as well.

So prompt and general was the response, that in just one month from the passing of the vote to authorize the Fair, on July 25, 1840, at a meeting of the Directors, unusually well attended, Charles Wells, George Darracott, and John P. Thorndike were appointed a Committee to receive proposals for finishing the Monument agreeably to the plan of the Corporation. The President reported that, under that vote, a large Committee had associated themselves with him and the Secretary, and that extensive arrangements were made to hold a Fair during the second week of September next, and to adopt other measures in aid of the great object of the Association.

The reason for selecting this time was that, on the tenth of September of that week, a Whig mass convention was called to be held on Bunker Hill, which would draw a large concourse of the people. It was the year of a Presidential election. President Van Buren's administration had to bear the blame for all the financial misfortunes and the business adversities of the times. The government had undertaken to keep the national revenues in its own sub-treasuries, and no longer deposit them in the selected State Banks,

where they could be used as a basis of credit for the trading and speculating classes. To this, and to the low tariff, was attributed the depressed condition of all business enterprises. But party lines then happily ran through every State, and each State gave its vote sometimes to one party and sometimes to another; thus, nearly even balanced in all the States, the parties and the people composing them knew no sectional lines of division.

The Fair opened in Quincy Hall, which is opposite to Faneuil Hall, on Tuesday, the eighth day of the month, and lasted seven days. The Hall was 382 feet long, and 47 feet wide. For the entrance a temporary stair-way was erected in the street, where was also built a ticket-office; the passage out being by the usual entrance at the other end. The tables were tastefully arranged along the sides; and in the space called the Rotunda, which is two feet wider, there were circular tables, arranged in the centre around an exact model of the completed Monument built on the scale of one inch to the foot, which were furnished by the ladies of Charlestown. There were forty-three tables, stored with a great abundance and variety of things to please the eye, to adorn the house or person, or to supply the common wants of life. The *coup d'œil* at the entrance was enchanting, not alone in the display of objects evincing great skill and industry, and in the tasteful ornamentation of the walls and tables, but in that indescribable grace and attractiveness of the active forms and sparkling coun-

tenances of those attending them, — their comely persons not gaudily overdressed, their ungloved hands showing winningly the desired articles, and with every diversity of form, feature, and carriage, still the same uniform expression beaming from every face, of patriotic feeling and of sympathy with the cause which brought them all together.

The excellent order, and the smooth and pleasant working of the Fair, were entirely owing to the high and honorable character of the ladies who managed and conducted it, and to the right start they took at the opening. They had the wisdom to adopt, and seasonably promulgate, the following: —

Regulations of the Bunker Hill Monument Fair.

As complaints had often been made of the manner in which sales at Fairs were effected, the ladies who have the care of the tables at this Fair agreed to observe the following regulations: —

1st. Each lady will endeavor that the articles on her table shall be good of their kind, and at fair prices.

2d. Change shall be given to purchasers as readily as though we were literally *behind the counter;* nor shall our desire for the completion of the Monument induce us to use importunity, or any other means of increasing our funds inconsistent with the respect we owe ourselves, and the cause in which we are engaged.

3d. The confectionery shall be sold at the same price as at the shops.

4th. There shall be no raffles, nor articles put up in any way to be drawn by chances.

5th. We will have no party emblems, nor any device connected with local politics.

6th. There shall be no Post-Office except the general one, which is for the *distributing*, not the *receiving* of letters, and is entirely under the control of the superintendents.

7th. Two marshals shall be appointed to each table by its superintendents.

8th. No lady assisting at a table shall be on the outside of it, and none but its attendants, except on some special occasion, allowed to be behind it.

9th. Each lady will consider herself responsible for the order and decorum of her table.

NOTE. — It was farther agreed that no season tickets should be issued; and, as the object was to make as much money as could *honorably* be done, the *free passes* were limited to those whose services were actually required in the Hall. The price of admission, after the first day, is *twenty-five cents*.

The first day of the Fair was for exhibition merely, on which day double price was asked. Four thousand persons gladly paid their half-dollar to enjoy the fresh first view. There was a daily issue of a neatly printed paper, entitled "The Monument," edited by Mrs. Hale, and printed in the Hall by S. N. Dickinson, on his rotary power press. It contained twelve columns of interesting reading, including appropriate local advertisements. Among the contributors were Mrs. Sigourney, who reproduced "The Obelisk" under her own well-known initials, and Miss H. F. Gould, another gifted poetess.

The post-office was indeed a fairy institution, to which the males chiefly resorted. It was in charge of the intellectual editress of the leading evening paper of the city, and it was constantly supplied. One had but to give his name in full, and sure enough there was an excellent letter in waiting for him, properly addressed, for which he had to pay twenty-five cents postage, as it had come all the way to Boston from Fairyland.

Although the tenth of September brought to Boston from every part of Massachusetts, and from other States, large numbers of persons, all partaking of the political excitement of the time, the banishment of party emblems and devices from the Hall kept the Fair perfectly agreeable to every one, and woman's influence served to allay all political animosity. The overcrowded hotels not being sufficient to accommodate the visitors, the houses of Whigs and Democrats were alike thrown open to hospitality. Mr. Webster was President of the Whig convention, and marched on foot at the head of the immense procession, with all the leading statesmen of the party, throughout the long route. Franklin Dexter was marshal of the great and unique procession. On arriving at Bunker Hill, at the place appointed for the mass meeting, it was proposed to ask for a contribution from each one in the long procession of one dollar, or any smaller sum, for the completion of the Monument. In this way, it was thought a large amount might be secured for the object in the name of the Whigs. But Mr. Webster replied that he did not deem it in the line of his duty as a Whig to propose it: he thought that the Bunker Hill Monument ought not to be associated with any party, and that the convention should do nothing to take from the ladies the credit that was due to them.

The delegation from Louisiana, however, in their capacity as citizens of that State, purchased at the Charlestown table the fine model of the Monument which adorned it, and they caused it to be transported

to New Orleans, and to be placed in one of the public buildings in honor of Judah Touro, where it remained until it was destroyed with the building by fire.

The distinguished gentlemen from the South and West, who came to attend the Whig convention, visited the Fair, many of whom enrolled their names in the subscription book kept by Mrs. Paige, and received from her a handsomely engraved certificate of their contributions; this book is preserved by the Association. During the evenings the Brigade Band was in attendance, and discoursed the finest music of the time. Thus day and evening there was every variety of attraction, and there was a constant feeling and a glow of satisfaction, displayed in the countenances of all, showing their happy belief that the great object was now indeed about to be accomplished.

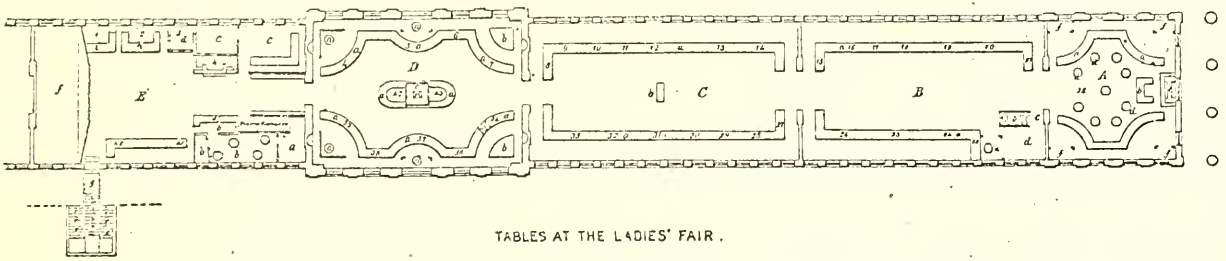
Before the result of the fair was officially reported, the Directors entered into a contract with James Sullivan Savage for the completion of the Monument to its full original height of 220 feet, for the sum of $43,800, the top to be finished according to a plan drawn by Mr. Willard, and the whole work to be done under his direction as architect. Charles Wells, George Darracott, John P. Thorndike, and Charles Leighton were appointed the Building Committee. The contract system was resorted to in deference to public opinion, as it seemed to be the general wish that the completion of the Monument should be made a certainty by a contract with responsible parties for a certain sum, within the amount of receipts. If Mr. Willard's esti-

mates, based upon the two former experiments in building, had been relied on, and the work had been continued by day labor under his direction, the profit realized by the contractor might have been saved to the Association. Undoubtedly, the best and most economical method of executing public or private works is by honest day labor, under competent and faithful supervision, like that of a Baldwin or a Willard.

The articles of agreement, embracing the contract, and containing many details, were prepared by John R. Adan, Esq., who rendered his services gratuitously. They were signed on the fourth day of November, 1840, and in less than twenty-one months were fulfilled by Mr. Savage to the letter. Charles Wells, the Chairman of the Building Committee, visited the Hill every working day during the time, and the other members were frequently there. The only difference in the performance of the work — showing, too, the progress of the age during the few years since the last suspension — was the introduction of the Steam Engine, which displaced the horse-power formerly used in the hoisting. It was a novel sight to behold the immense blocks of stone gracefully moving upward to their places, propelled by that mysterious and newly adopted force. By the aid of steam, the period of the construction was materially shortened.

When the obelisk reached the upper course of its pyramidal form, a general desire was expressed that some alteration should be made in the construction of

1840



TABLES AT THE LADIES' FAIR.

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Table No. 1 Printing office Mr Dickinson
2 Boston Mrs Hale
3 Post Office Miss Walter & Miss M. W. Cowenshiels
4 Ladies of Salem
5 Boston Mrs J. Thomas & Mrs Bayley
6 Boston Mrs Warren, Mrs Rollins Mrs Wm.
7 Appleton & Mrs Mills Prints & Flowers
8 Ladies of Worcester
9 Boston Mrs Prechingham & Mrs Hower
10 Boston Mrs Darrnett
11 Ladies of Medford.
12 Boston Mrs Ewer
13 Boston Mrs Joseph Hall.

No. 14 Ladies of Malden.
15 Boston Misses Prentiss
16 Ladies of Taunton
17 Boston Fairy Lady Miss Pierpont.
18 Ladies of Waltham
19 Boston Mrs Kendall.
20 Ladies of Kenwick
21 Boston Mrs Beale
22 Boston Mrs Loring & Mrs Vaughan Refreshment Room
23 Ladies of New Bedford
24 Boston Mrs Wheelwright & Miss Russell.
25 Ladies of Nantucket. (Miss Cunningham of Boston)
26 Boston Miss Wentworth.
27 Ladies of Northampton
28 Boston Mrs Albert Fleming & Miss Emmons

No. 29 Orphans
30 Boston Mrs Josiah Bradlee & Mrs Wood
31 Ladies of Beverly
32 Boston Mrs Derby
33 Ladies of Lowell.
34 Boston Mrs Prescott Mrs W. & Miss Gardner
35 Boston Trinitarian Mrs Page.
36 Boston Book Table Mrs Prentiss & Miss Tarbon
37 Ladies of Jamaica Plain.
38 Ladies of Roxbury.
39 Ladies of Cambridge.
40 Confectionery
41 Ladies of Lynn.
42 Boston. Mrs C. O. Greene.
43 Ladies of Charlestown.

HELIOTYPE.

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14. Quincy Market, Boston, Massachusetts, by Gilbert Cass; Harvard Graduate School of Design, June 3, 1966.

15. Men and Market of 1826, by Courtenay Guild; Bostonian Society Proceedings, January 18, 1927.

16. Faneuil Hall Market, by George E. McKay; Bostonian Society Proceedings, January 11, 1910.

DOCUMENT SEARCH

Document Search

Of immediate concern to the Faneuil Hall Market study was the location of original documents pertaining to the construction of Faneuil Hall Market and the buildings on North and South Market Streets. These documents, hopefully, would consist of architectural drawings by Alexander Parris, sketches, construction notes, builders' contracts, etc. With the exception of one report made to the Boston City Council by the Building Committee on Faneuil Hall Market in November, 1826, and a report made by Alexander Parris to the same (Doc. I - see Appendix C.) at the time of the Market's completion, nothing of value was located. Needless to say, several detailed descriptions of the market were printed (complete with errors!) in the contemporary newspapers. But all this was ipso facto. As far as today's historians are concerned, every drawing etc., might as well have been collected and burned when construction was complete.

To save other researchers futile search, it was felt that it might be profitable to list the "dead ends," sources which produced nothing of value as far as original documents were concerned. The list is as follows:

1. Massachusetts Historical Commission - files.
2. Massachusetts Historical Society - collection of family papers for North and South Market Streets, original owners, publications of the Society, Bowditch Abstracts, etc.
3. Baker Library, Harvard University, School of Business - business papers of men and/or concerns extant in 1820's.
4. Beverly Historical Society - papers of Thorndike family.
5. Boston Athenaeum - collection of early drawings, contemporary newspapers, etc.
6. Bostonian Society - Boston Directories - (for front elevation sketches in advertisements), collection of early drawings, etc.

7. SPNEA - Billheads and tradecards (for sketches of advertisers' buildings), collection of early prints, etc.
8. Boston Public Library - Rare Books and Fine Arts departments, collection of early prints, early books, etc.
9. Old City Hall - City Clerk's office (early City Council records, with notations of early drawings filed with records).
10. City Hall Annex - Real Properties Department, Buildings Division, for architectural drawings; Survey Division of Public Works Department and nearly every other department in the building, including sub-basement vaults.
11. Suffolk County Court House, Boston - Deeds, for possible included or attached detailed building descriptions.
12. Old Nike Sight, Long Island, Massachusetts (Depository for Boston Public Library overflow)- Peabody-Stearns architectural drawings (primarily because they might have had an original drawing if they were making alterations). This search could not be a complete one, due to crowded conditions.
13. Holman's Print Shop, Boston - for early drawings.
14. Museum of Fine Arts, Boston - for early drawings.
15. Kirstein Library (Business Branch of Boston Public Library) - early records, drawings, etc.
16. State House - Archives.
17. Boston Globe newspaper - old drawings, etc.
18. Buildings on North and South Market Streets - early drawings, records, etc. owned by occupants.

Let it be clear that these often venerable and certainly authoritative and excellent sources all contributed to the historical study in many ways, but none produced the original documents sought. The earliest architectural

drawings, a measured floor plan and side elevation of the Market by William S. Rowson in 1841, was found at the Bostonian Society. Unfortunately Mr. Rowson made many errors regarding location of stairways, number of egresses, etc.

The search for the original architectural drawings will continue in the interests of architectural history and hopefully will be successful before restoration and rehabilitation of the Faneuil Hall Market area commence.

MAPS

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18. Engraving of Cornerstone Marker, 1825, by Hazen Morse; Broadside, at Massachusetts Historical Society.

19. Boston City Records, Volumes I-IV, 1822/1826, by City Council; in City Clerk's Office, Old City Hall.

20. Bowditch Titles, by Nathaniel Ingersoll Bowditch; written 1833/1834.

21. Deeds for Sale of North & South Market Street Lots, at Suffolk County Registry of Deeds, 1824/1825.

22. Columbian Centinel newspaper; Boston, 1824/1825.

23. Glass Negatives of Josiah J. Hawes, 1808/1901, at Holman Print Shop, Boston.

24. Space, Time and Architecture, by Sigfried Giedion; Harvard University Press, Cambridge, 1941/1963.

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35. King's Handbook of Boston, edited and published by Moses King, Cambridge, Massachusetts, 1885

36. Antique Views of ye Towne of Boston, edited and published by James H. Stark, Boston, 1901

37. Old Landmarks and Historic Personages of Boston, by Samuel Adams Drake; James R. Osgood & Co., Boston, 1875

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38. Old Time New England, Vol.XLVIII, No. 4, Spring, 1958, published by the Society for the Preservation of New England Antiquities, Boston

39. Boston Notions, by Nathaniel Dearborn, published by the author, 1848

40. Historic Quincy, Massachusetts, by William Churchill Edwards; published by the City of Quincy, 1954

41. A History of Old Braintree and Quincy, by W.S. Pattee; Green & Prescott, 1878

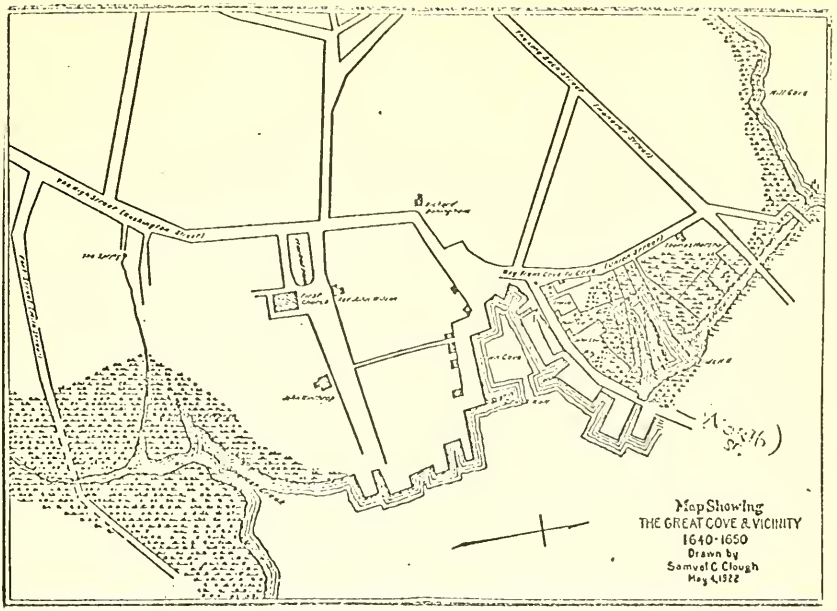
42. History of Boston, by Caleb H. Snow, Boston, 1825

43. Faneuil Hall Market, by George E. McKay, Proceedings of the Bostonian Society, January 11, 1910

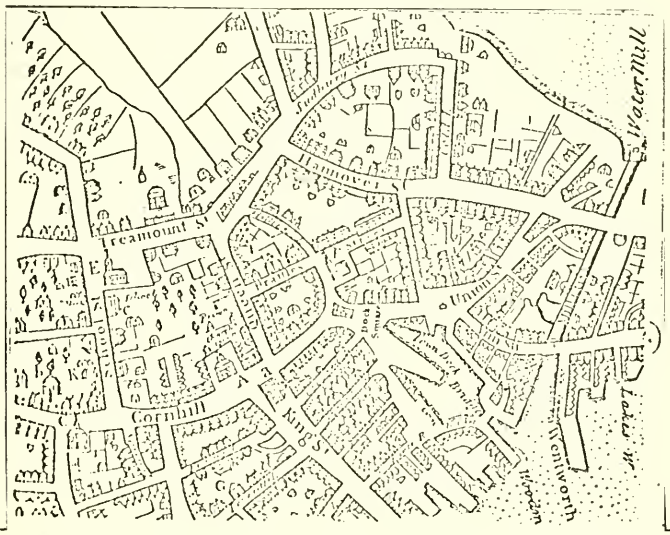
44. The First Railroad in America, printed for the Granite Railway Company, Boston, 1926

45. Where American Independence Began, by Daniel Munro Wilson; Houghton, Mifflin and Company, Cambridge, 1902

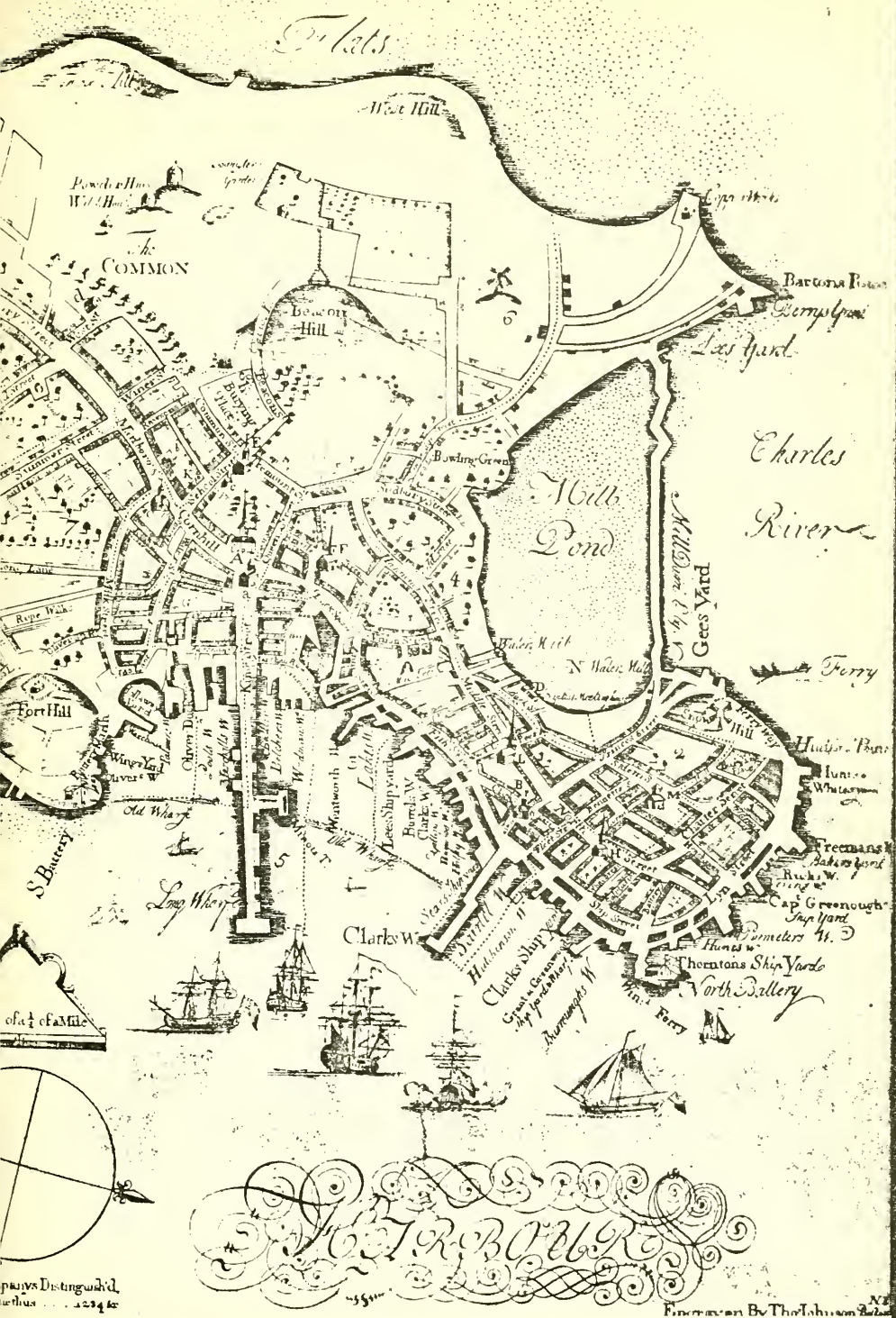
46. History of Chelmsford, Massachusetts, by the Reverend Wilson Waters; Courier-Citizen Company, Lowell, Massachusetts, 1917



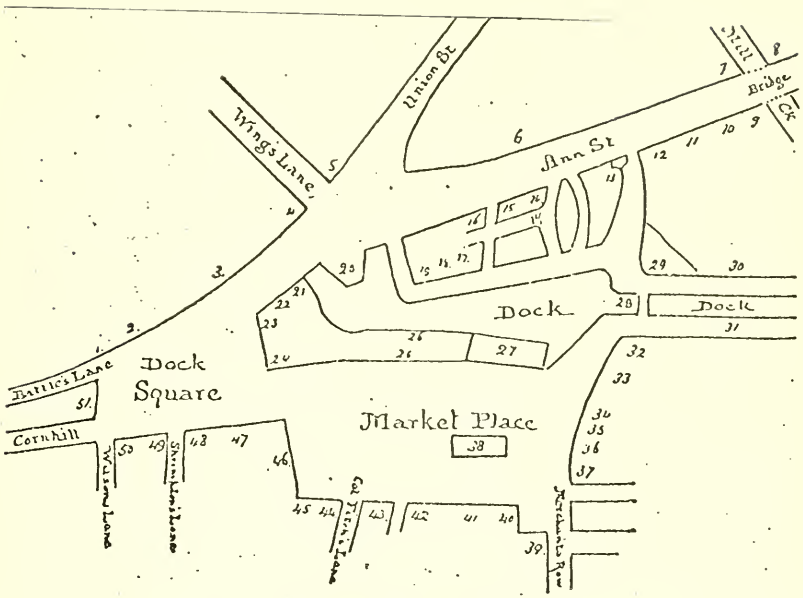
MAP 1. CENTER OF BOSTON IN THE 1640'S



MAP 2. DETAIL OF JOHN BONNER'S MAP OF BOSTON, 1722



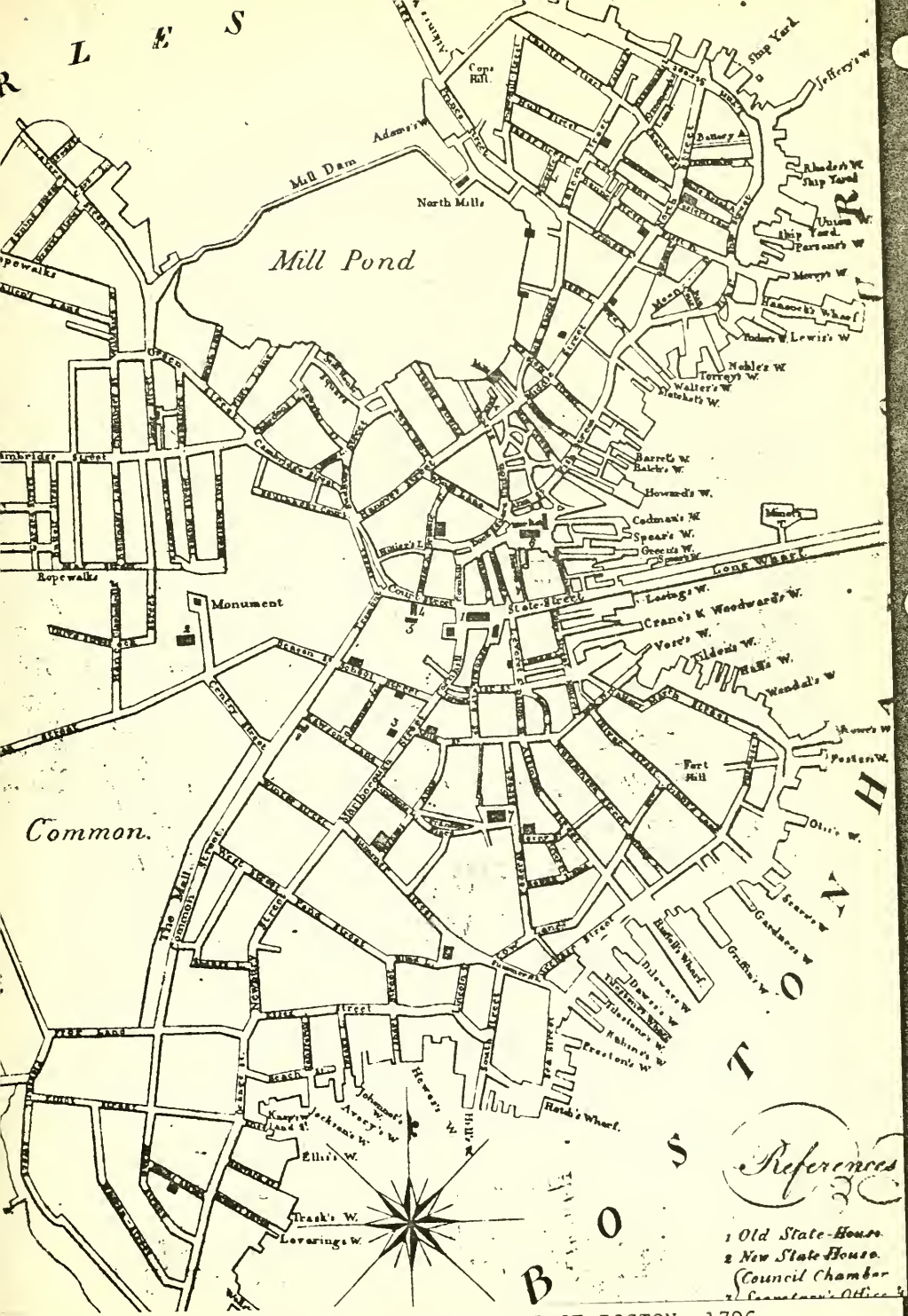
MAP 3. DETAIL OF WILLIAM BURGIS'S MAP OF BOSTON, 1728



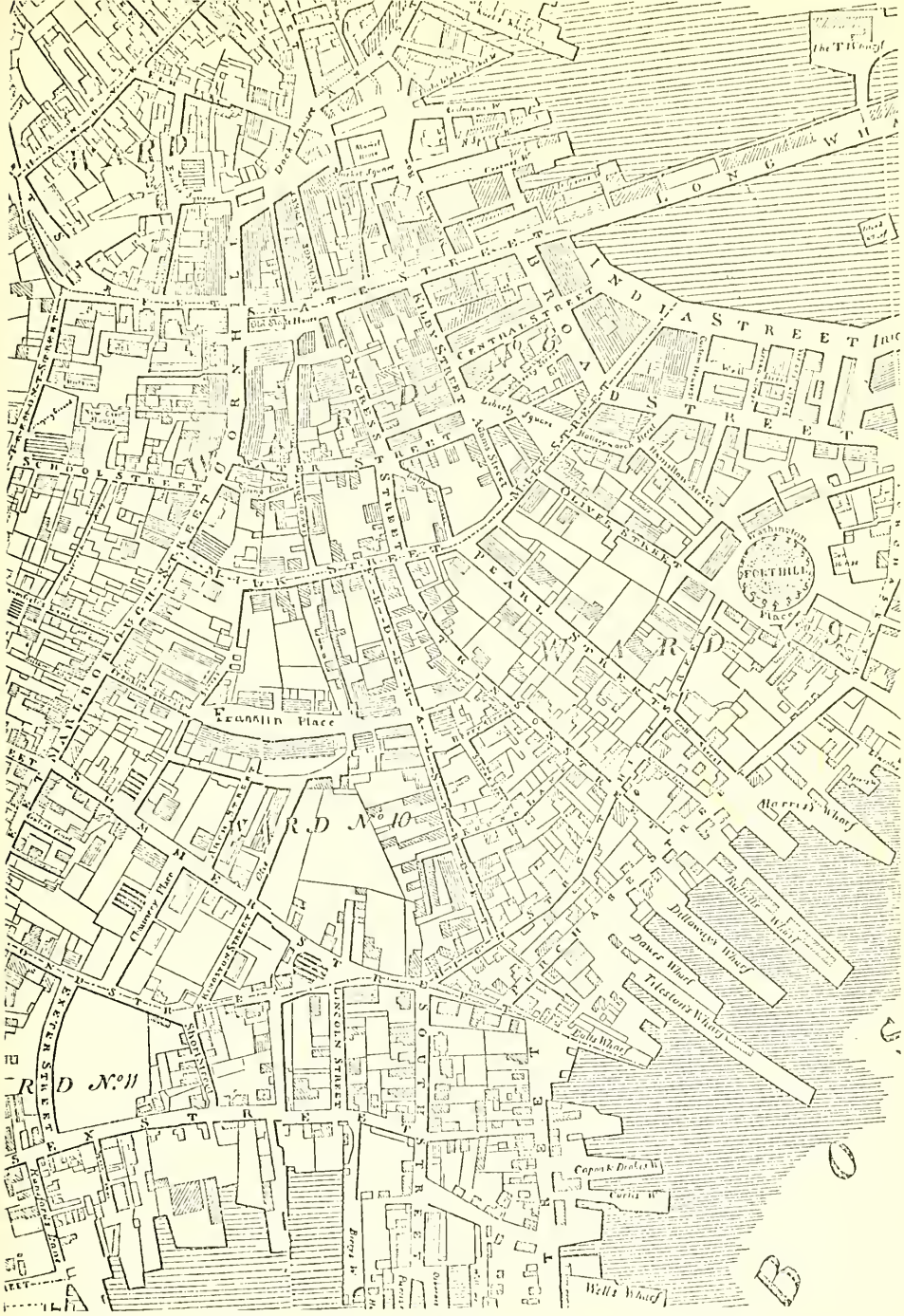
DOCK SQUARE, ABOUT 1732.[1]

[1] This sketch is based on a plan preserved in the City Hall, and of which a copy made by the late W. G. Brooks is in the Cabinet of the Historical Society. The figures stand for the following names and sites: 1, Hutchinson; 2, Billings; 3, Randall; 4, Harvard; 5, Hannas; 6, Checkley; 7, Jackson; 8, Rand; 9, Rawson; 10, Right; 11, W. Coffin; 12, Millar; 13, J. Tyler; 14, Tyler; 15, Hancock; 16, Boyce; 17, Pemberton; 18, Brooks; 19, Pitts; 20, Watch-house; 21, Jackson; 22, Abbott; 23, Bromfield; 24, Hubbard; 25, Small shops; 26, Billings; 27, Platform, Fish shop; 28, Swing Bridge; 29, Borland; 30, Bridgman Hall and Warehouse; 31, Woodmancy's wharf; 32, Fayerweather; 33, Colman; 34, Hutchinson; 35, Cushing; 36, Bronsdon; 37, Jeffery; 38, Palmer's Warehouse; 39, Gill and Sewall; 40, Green; 41, Allen; 42, Bromfield; 43, Noyes; 44, Boylston; 45, Bailey; 46, Sun Tavern; 47, Borman and Gibbs; 48 Maverick; 49, Edes; 50, Blake; 51, Colson.

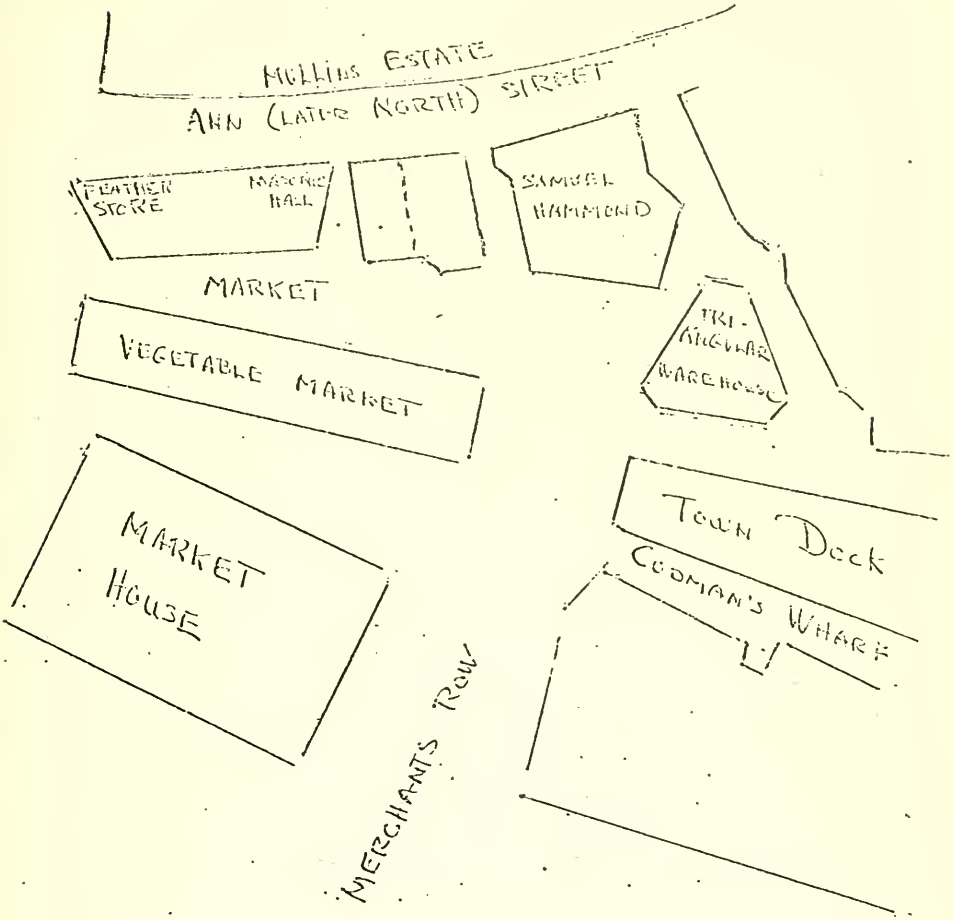
MAP 4. DOCK SQUARE ABOUT 1732



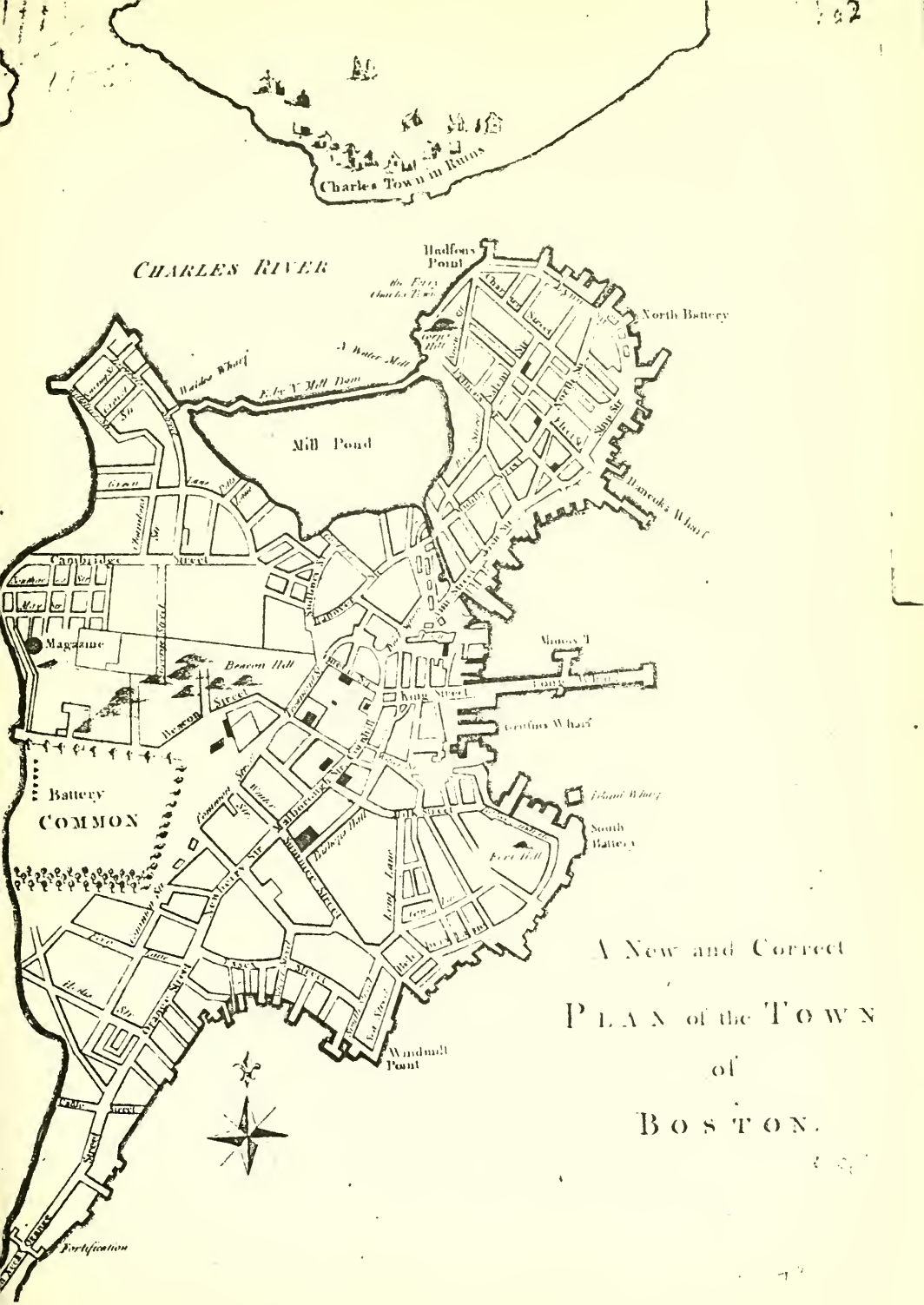
MAP 5. DETAIL OF OSGOOD CARLETON'S MAP OF BOSTON, 1796



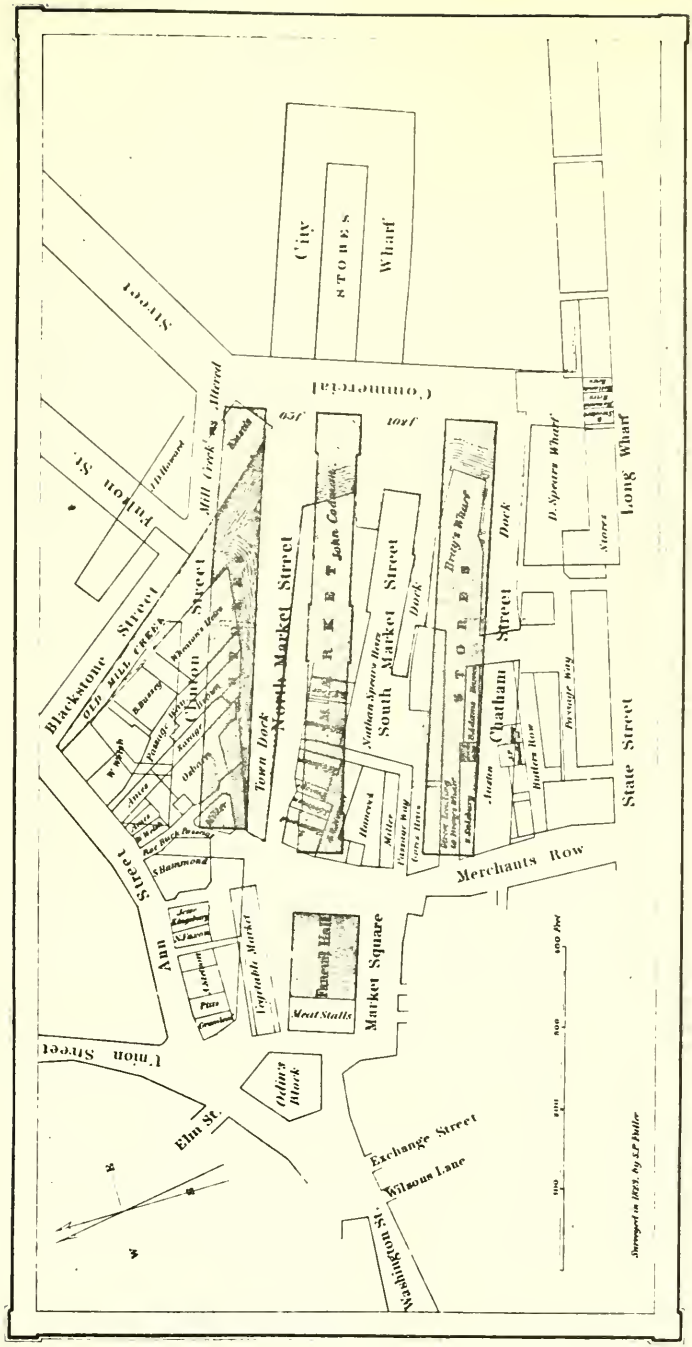
MAP 6. DETAIL OF JOHN G. HALE'S MAP OF BOSTON, 1814



MAP 7. REDRAWING OF DETAIL OF JOHN G. HALE'S MAP OF BOSTON, 1819

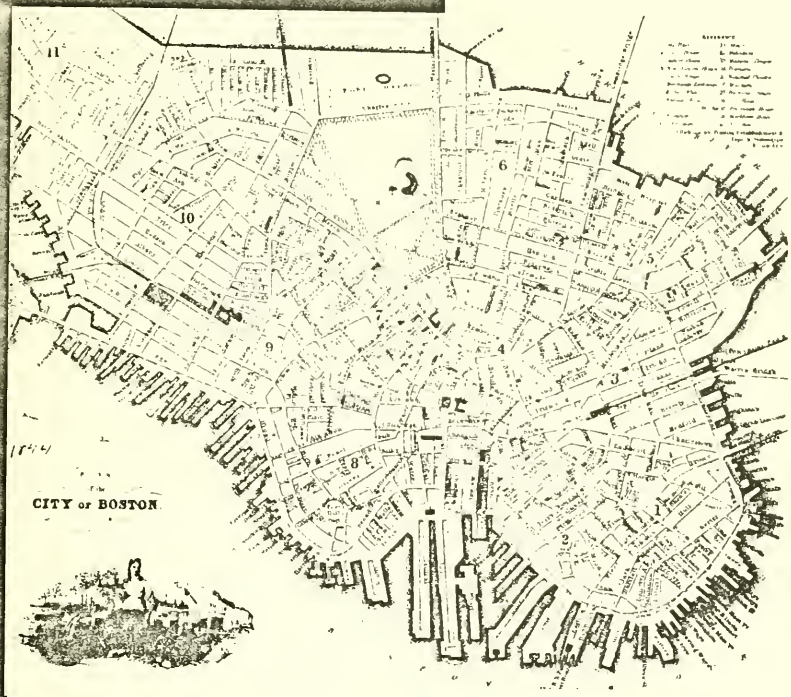


MAP 8. MAP OF BOSTON FROM THE GENTLEMAN'S MAGAZINE, 1775



MAP 9. PLAN OF THE FANEUIL HALL MARKET DEVELOPMENT SUPER-IMPOSED ON THE OLD WATERFRONT

Engraving, after a survey by S. P. Fuller, 1823



MAP 10. DETAIL OF BOYNTON'S MAP OF BOSTON, 1844

ILLUSTRATIONS

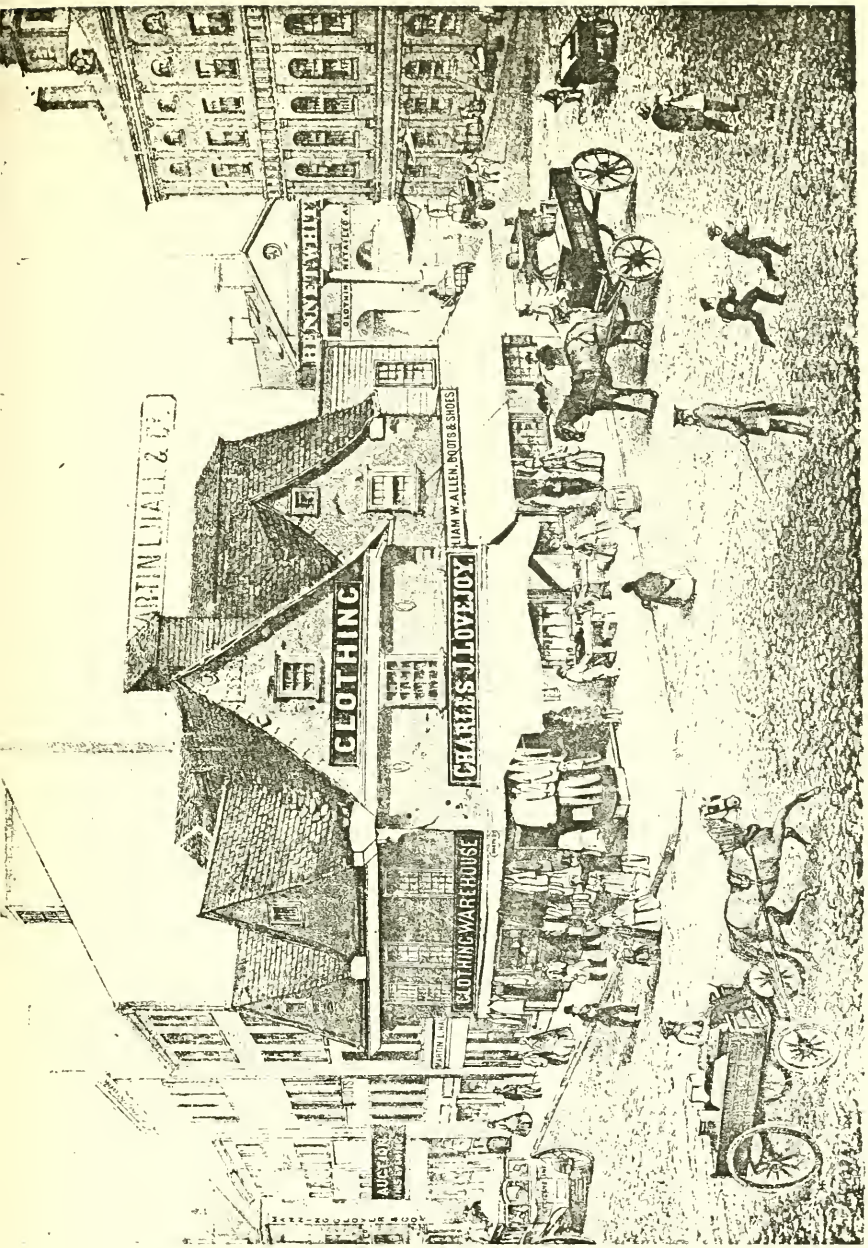


FIG. 1. OLD FEATHER STORE, SHOWING WEST END OF FANEUIL HALL MARKET

Lithograph by L. Prang, c. 1860.

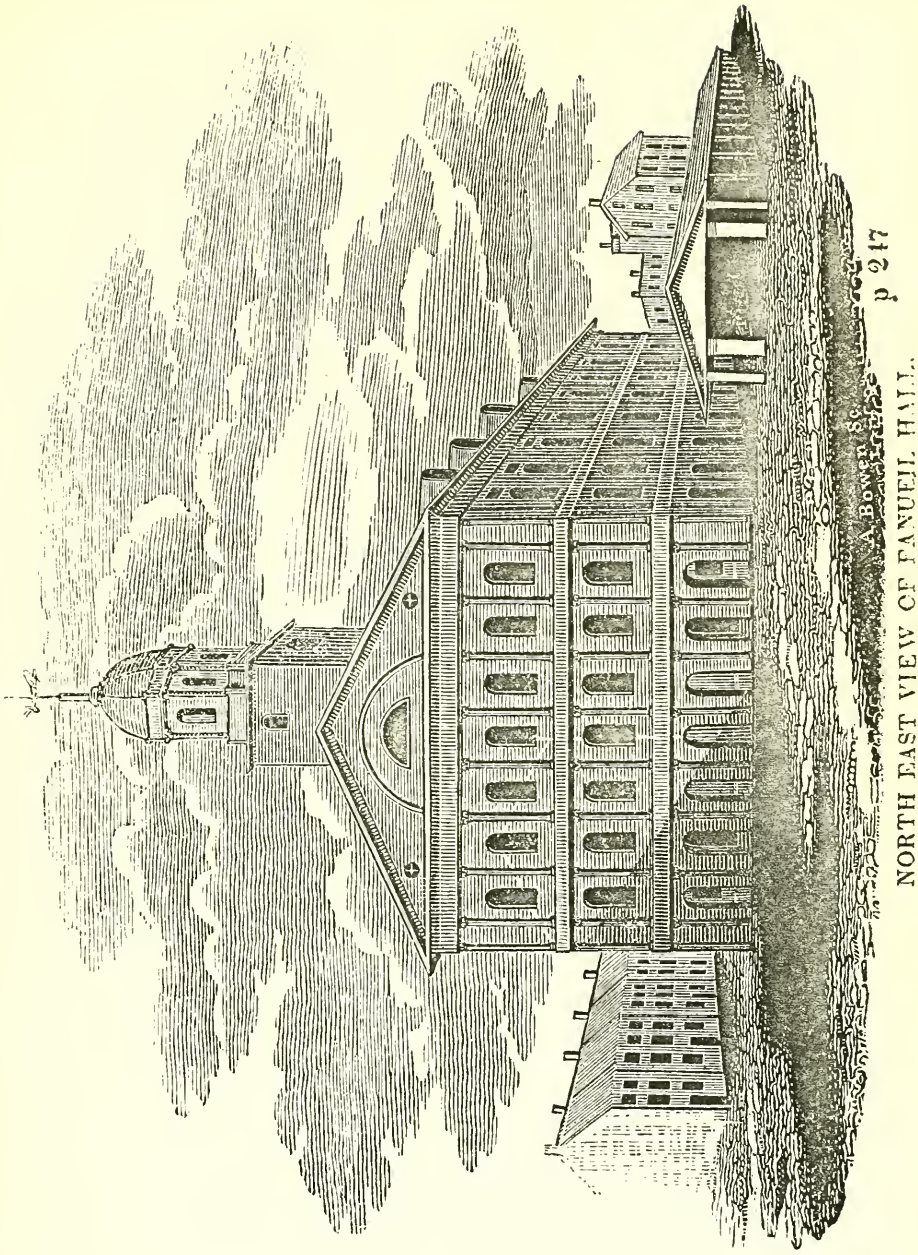


FIG. 2. FANEUIL HALL, WITH OLD WOODEN MARKET SHED AT RIGHT

Caleb Snow's History of Boston, 1825.

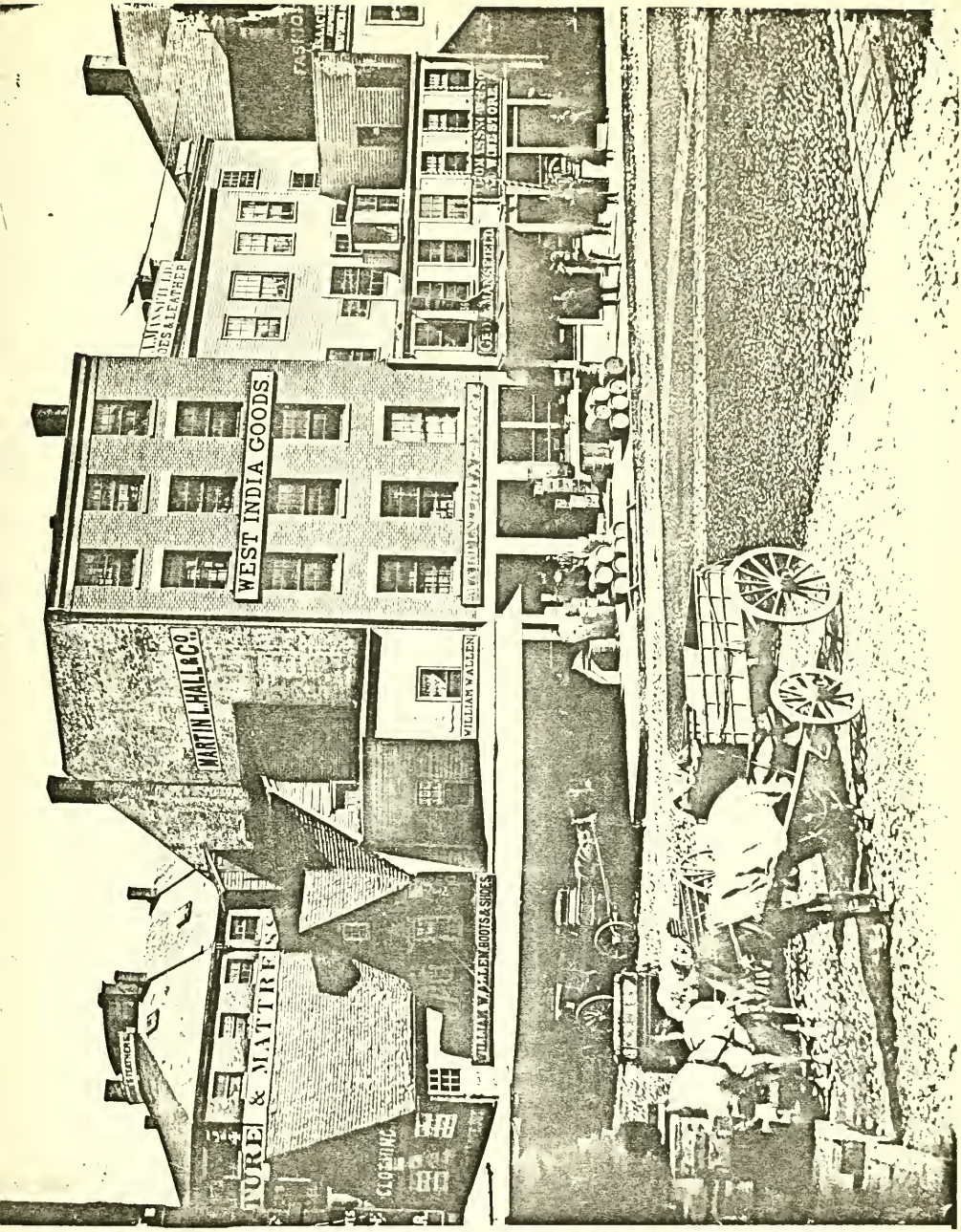


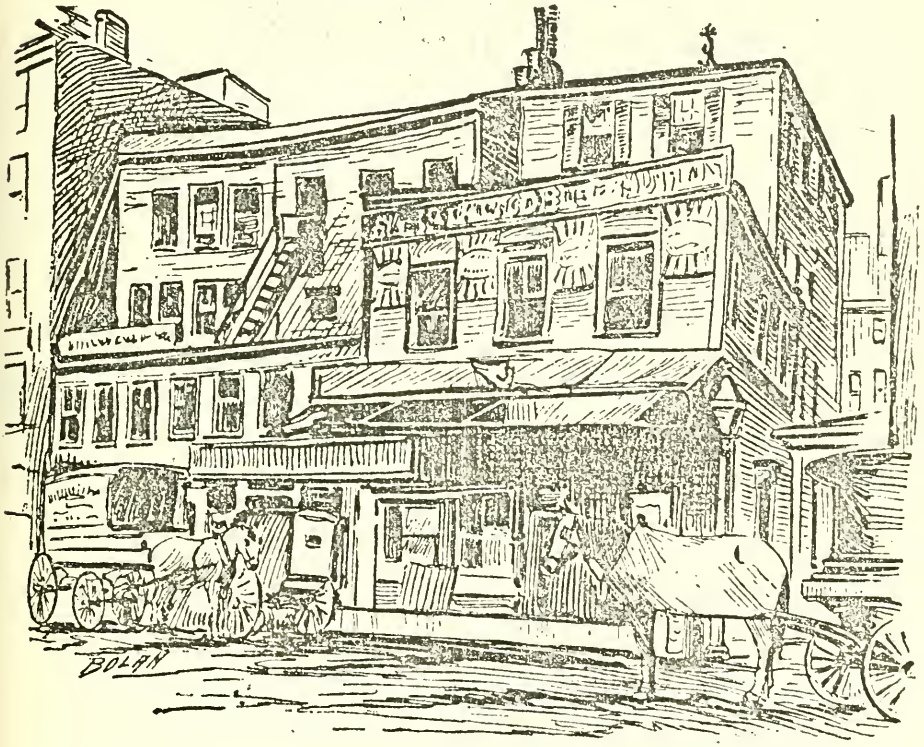
FIG. 3. OLD FEATHER STORE AND PART OF NORTH MARKET ST.

Photograph, pre-1860.

THE BOSTON SUNDAY GLOBE—SUND

BRITISH SOLDIERS USED IT.

Ancient "Columbian Museum" on Faneuil Hall Sq Being Torn Down.



OLD "COLUMBIAN MUSEUM" BUILDING.

FIG. 4. OLD COLUMBIAN MUSEUM BUILDING, FANEUIL HALL SQUARE

Newspaper article, pre-1903.

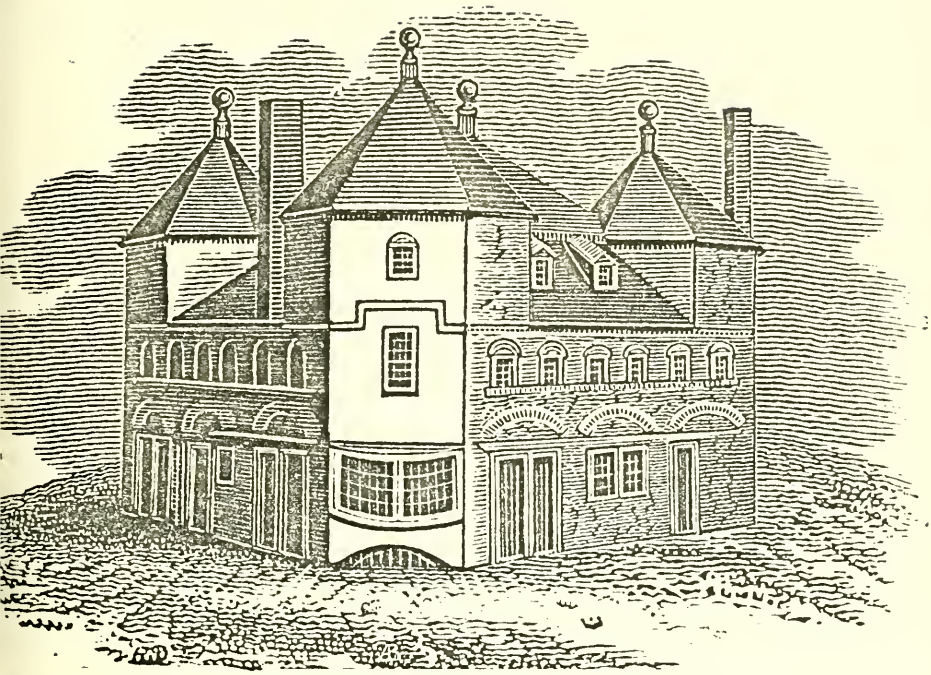


FIG. 5. TRIANGULAR WAREHOUSE, CORNER OF NORTH MARKET ST. AND MERCHANT'S ROW, BUILT c. 1700, TORN DOWN 1824

American Magazine of Useful Knowledge, II, 80 (1835).

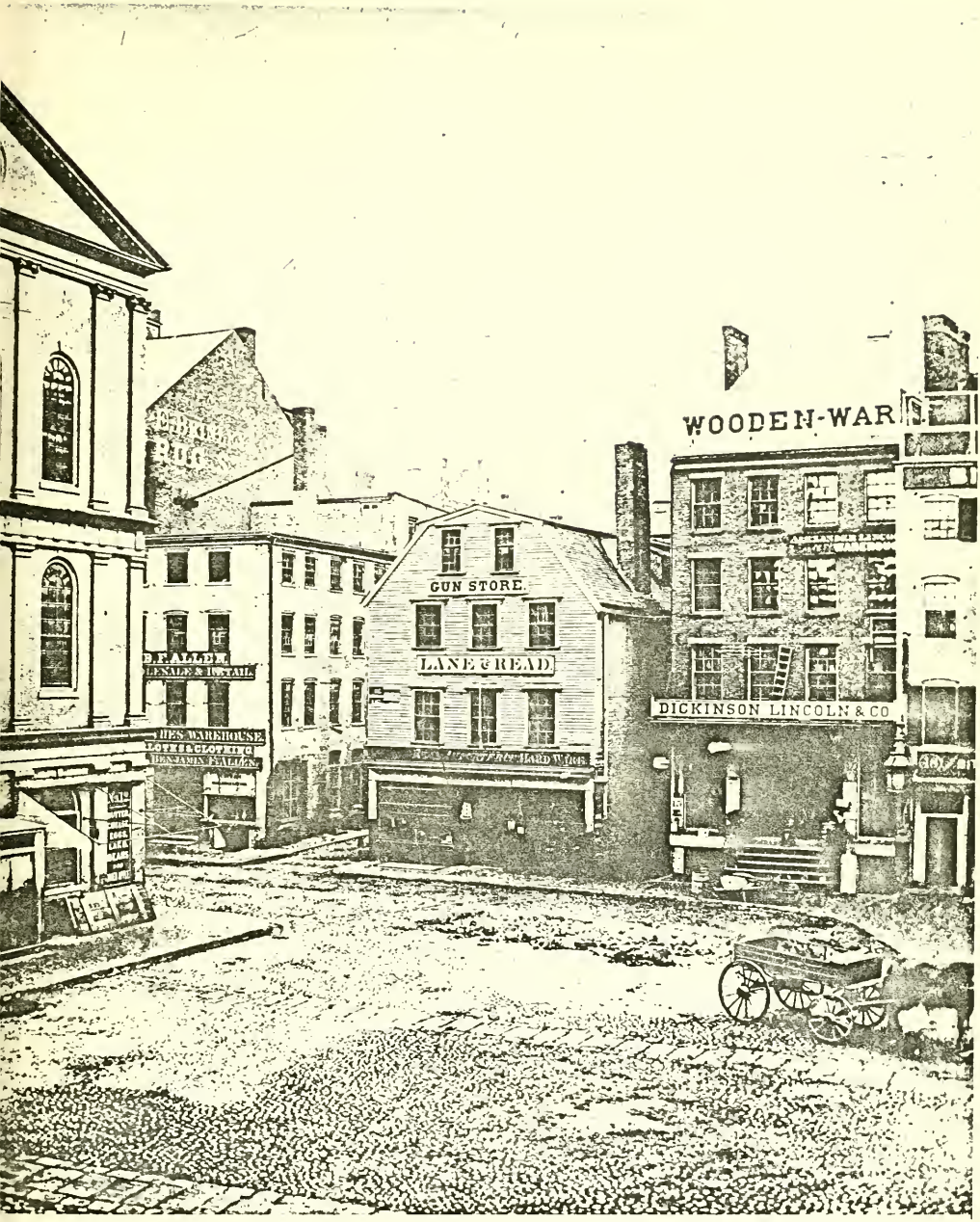


FIG. 6. SOUTH MARKET STREET (DOCK SQUARE), WEST OF FANEUIL HALL

Photograph, c. 1860.

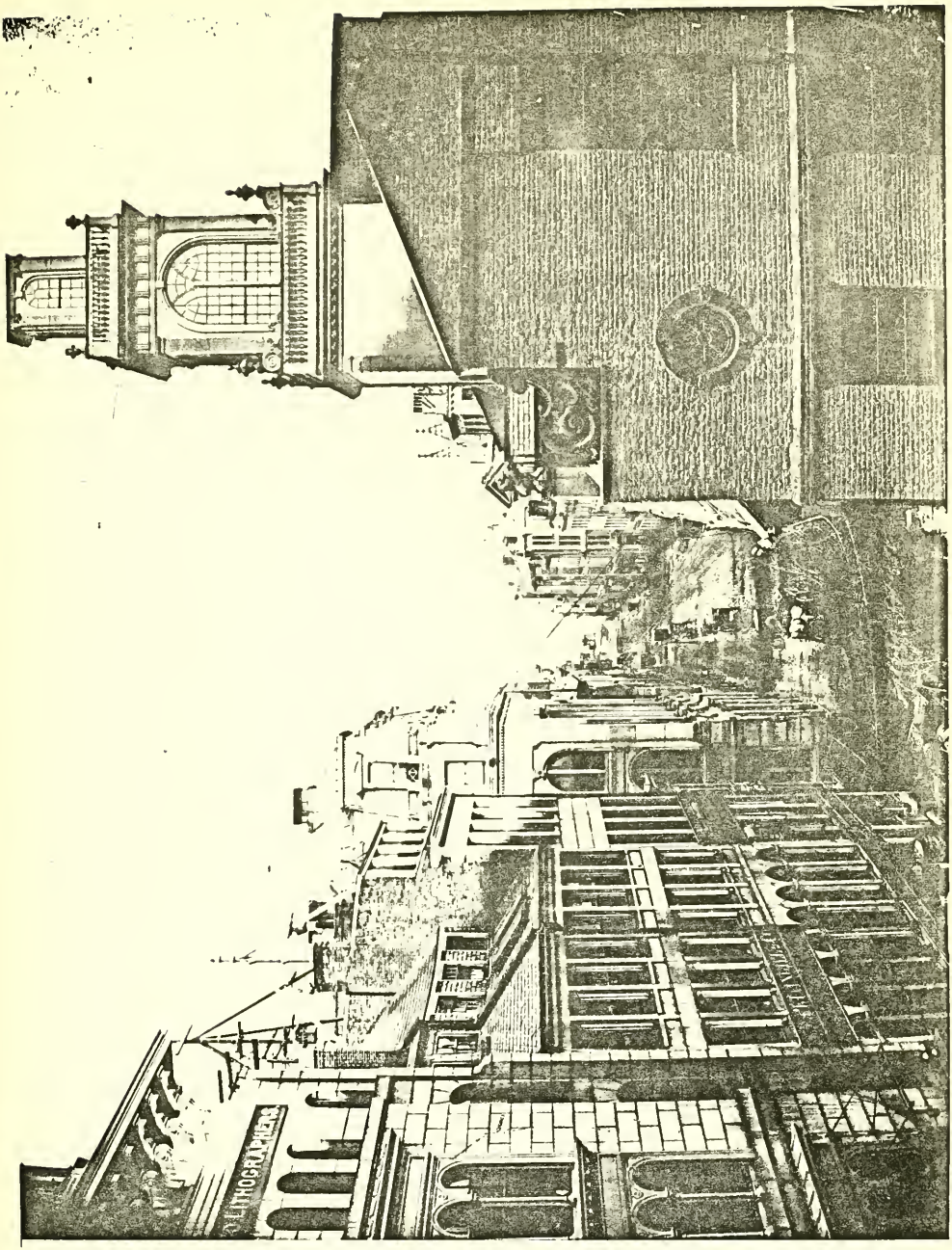


FIG. 7. STATE ST. SHOWING BUILDINGS ON LEFT WITH FACADES SIMILAR TO NORTH AND SOUTH MARKET STREET BUILDINGS

Photograph, c. 1880.

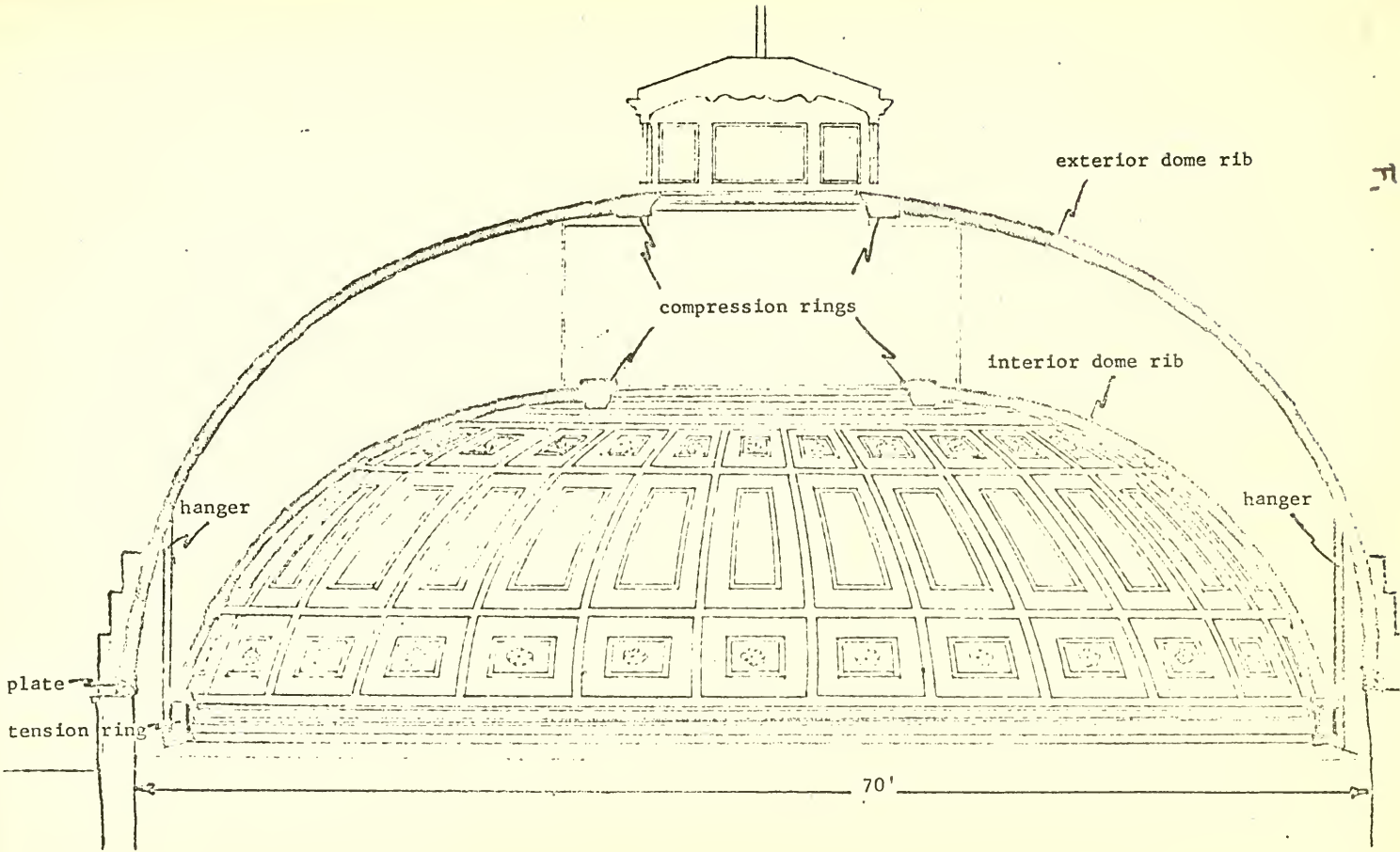


FIG. 8. DOME FANEUIL HALL MARKET

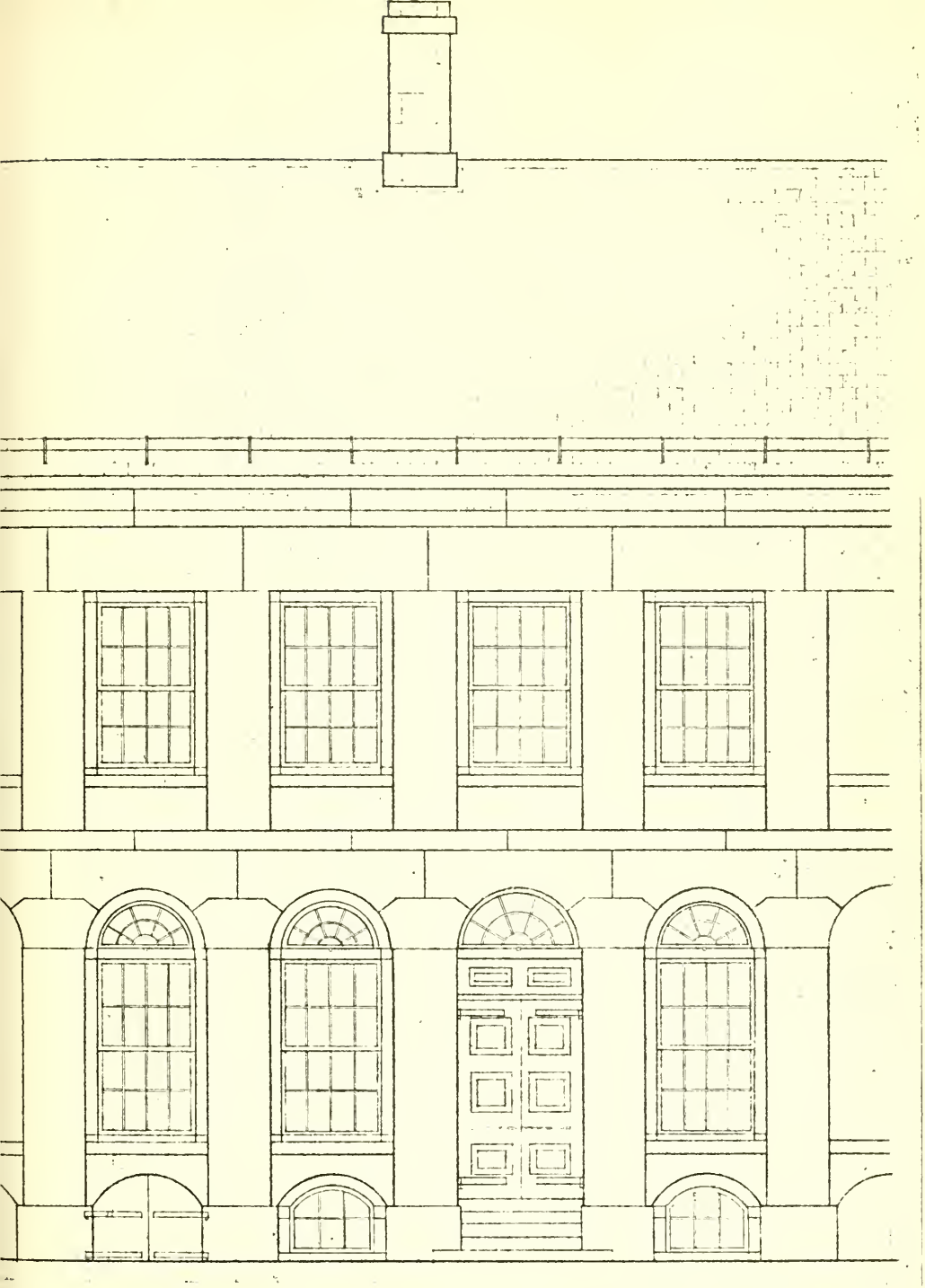


FIG. 9. TRABEATED STONE, FANEUIL HALL MARKET

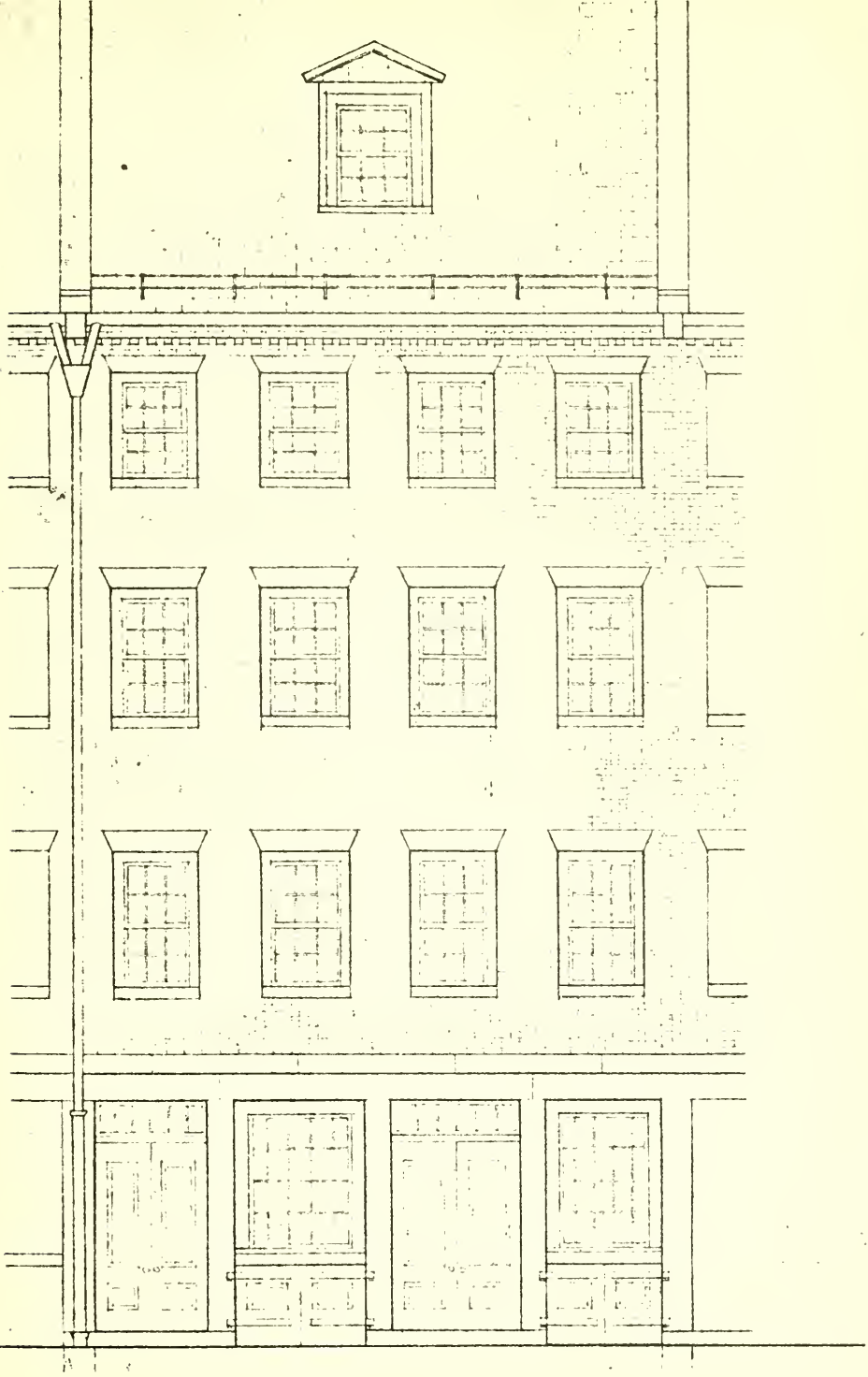


FIG. 9a. TRABEATED STONE, FANEUIL HALL MARKETS

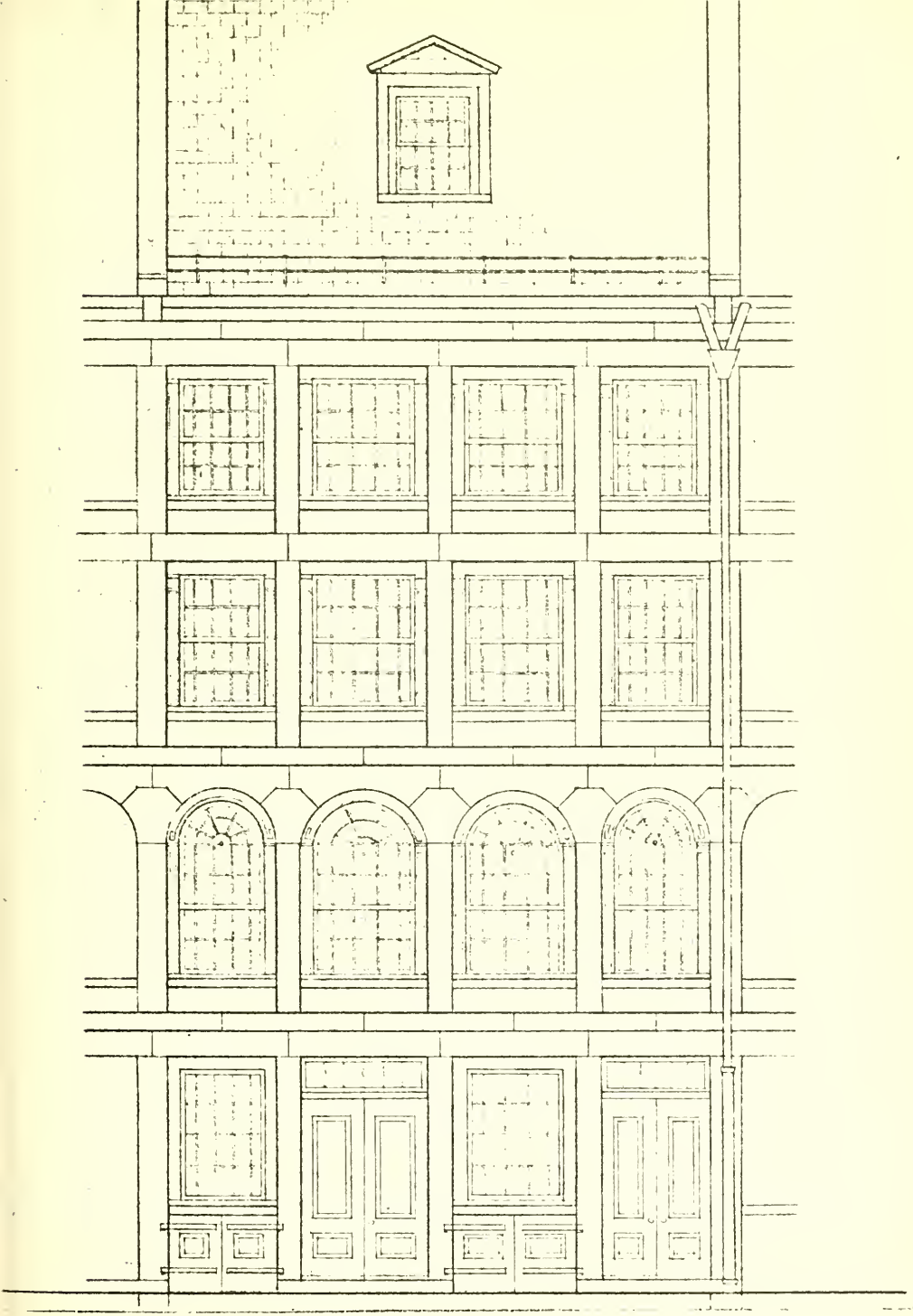


FIG. 9b. TRABEATED STONE, FANEUIL HALL MARKETS

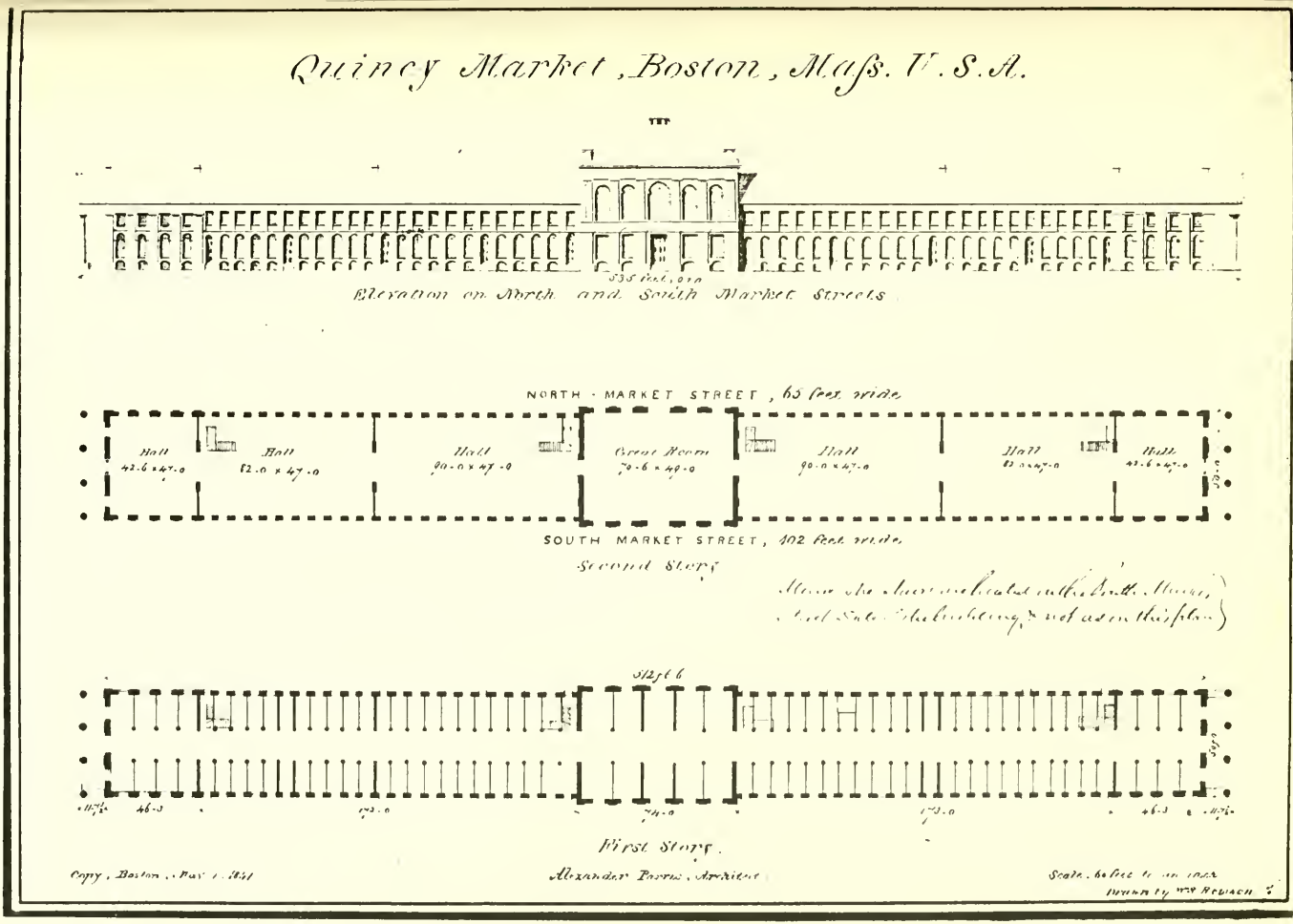


FIG. 10. FLOOR PLAN OF FANEUIL HALL MARKET BY WILLIAM ROWSON, 1841

Old State House.

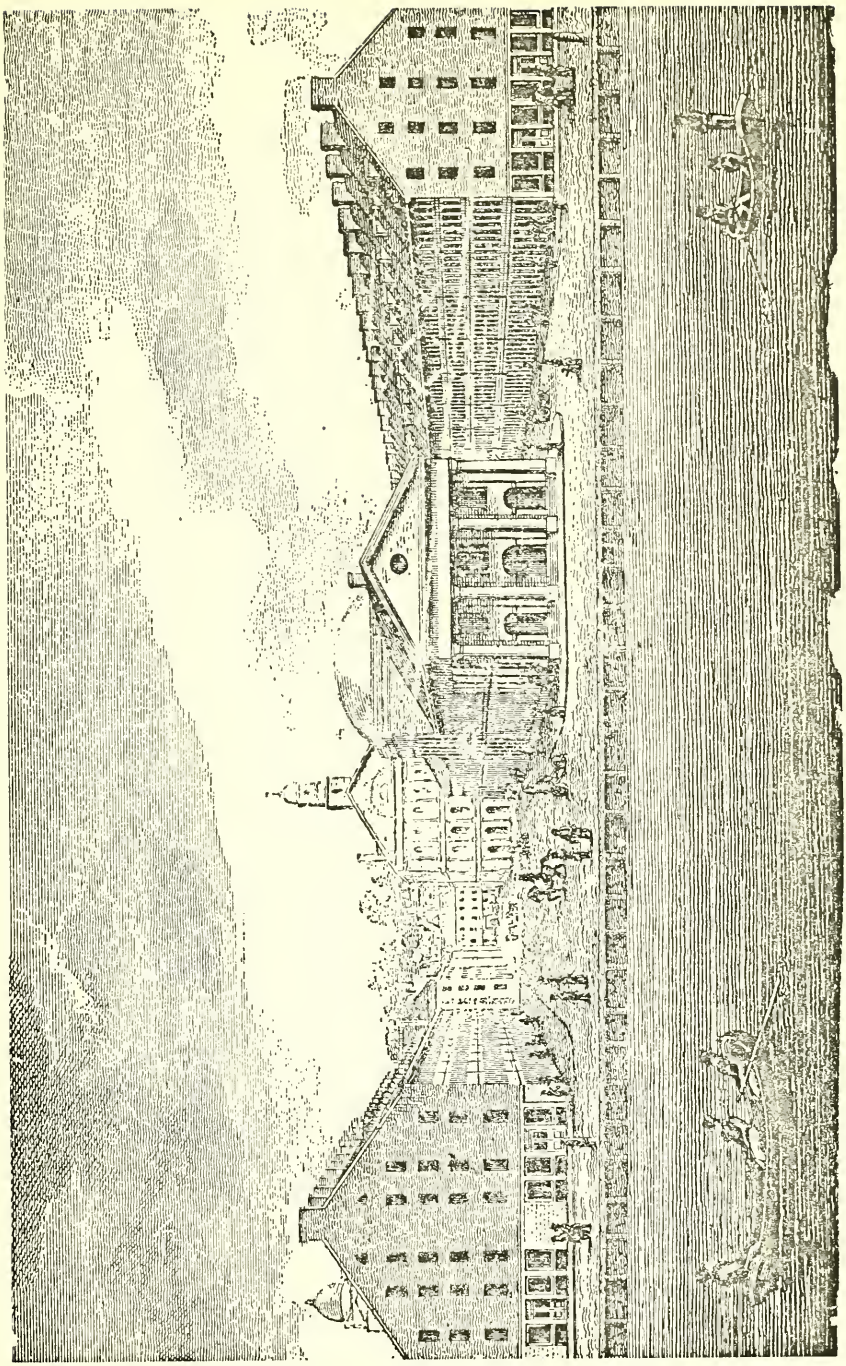


FIG. 11. FANEUIL HALL MARKET, 1825

Caleb Snow's, History of Boston, (1st edition) 1825.

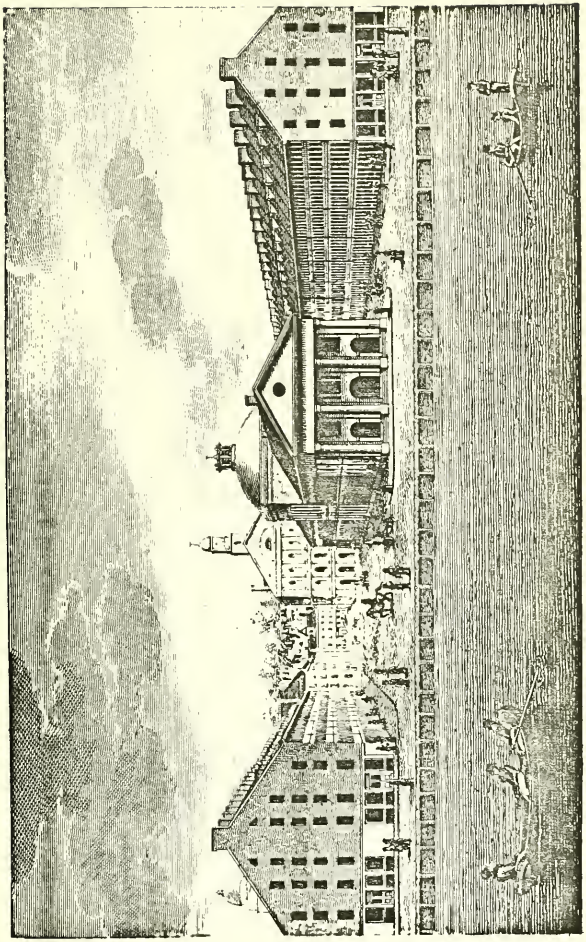


FIG. 12. FANEUIL HALL MARKET, 1828

Caleb Snow's, History of Boston, (2nd edition) 1828.

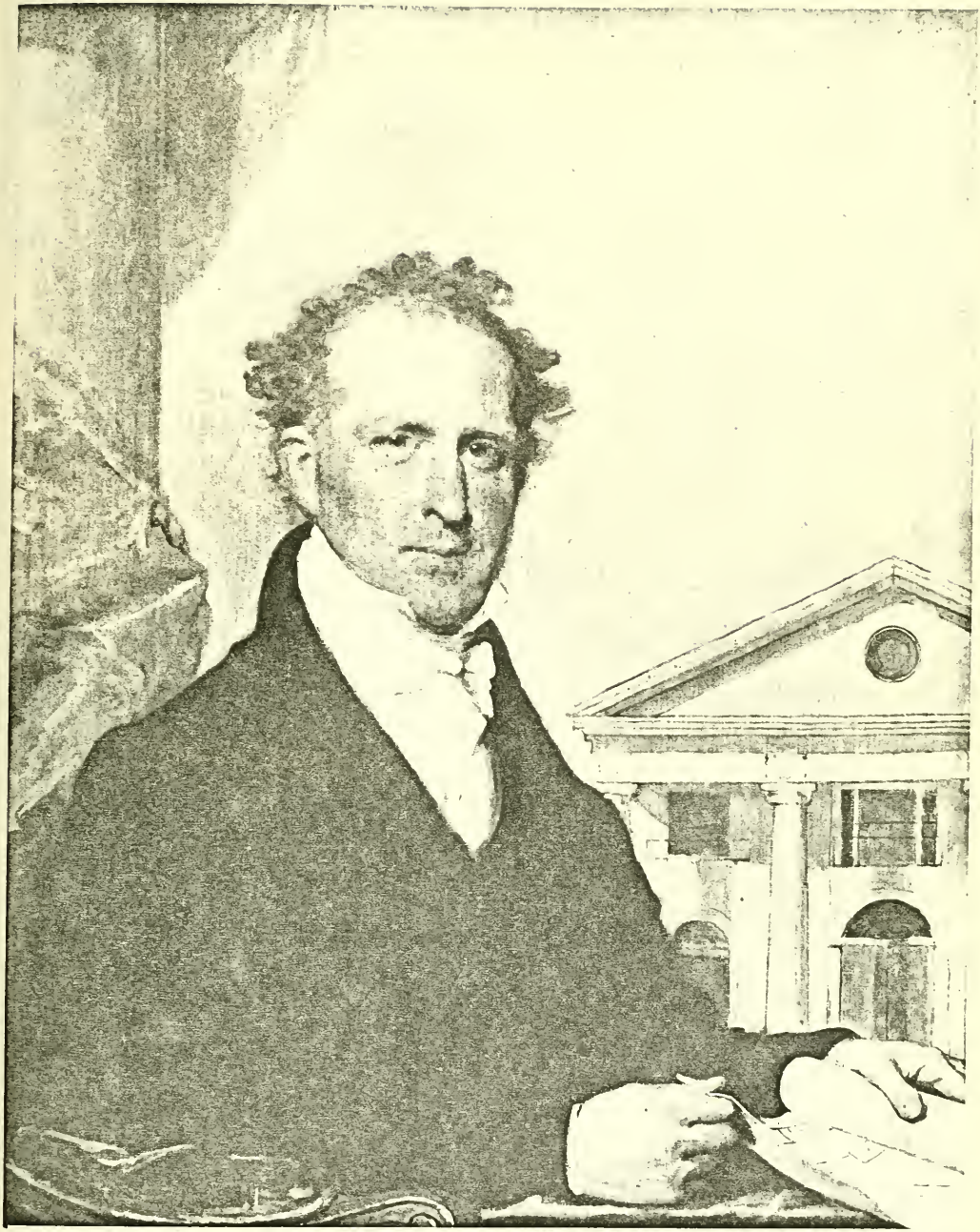


FIG. 13. THE HONORABLE JOSIAH QUINCY BY GILBERT STUART, 1824

Courtesy, Museum of Fine Arts, Boston.

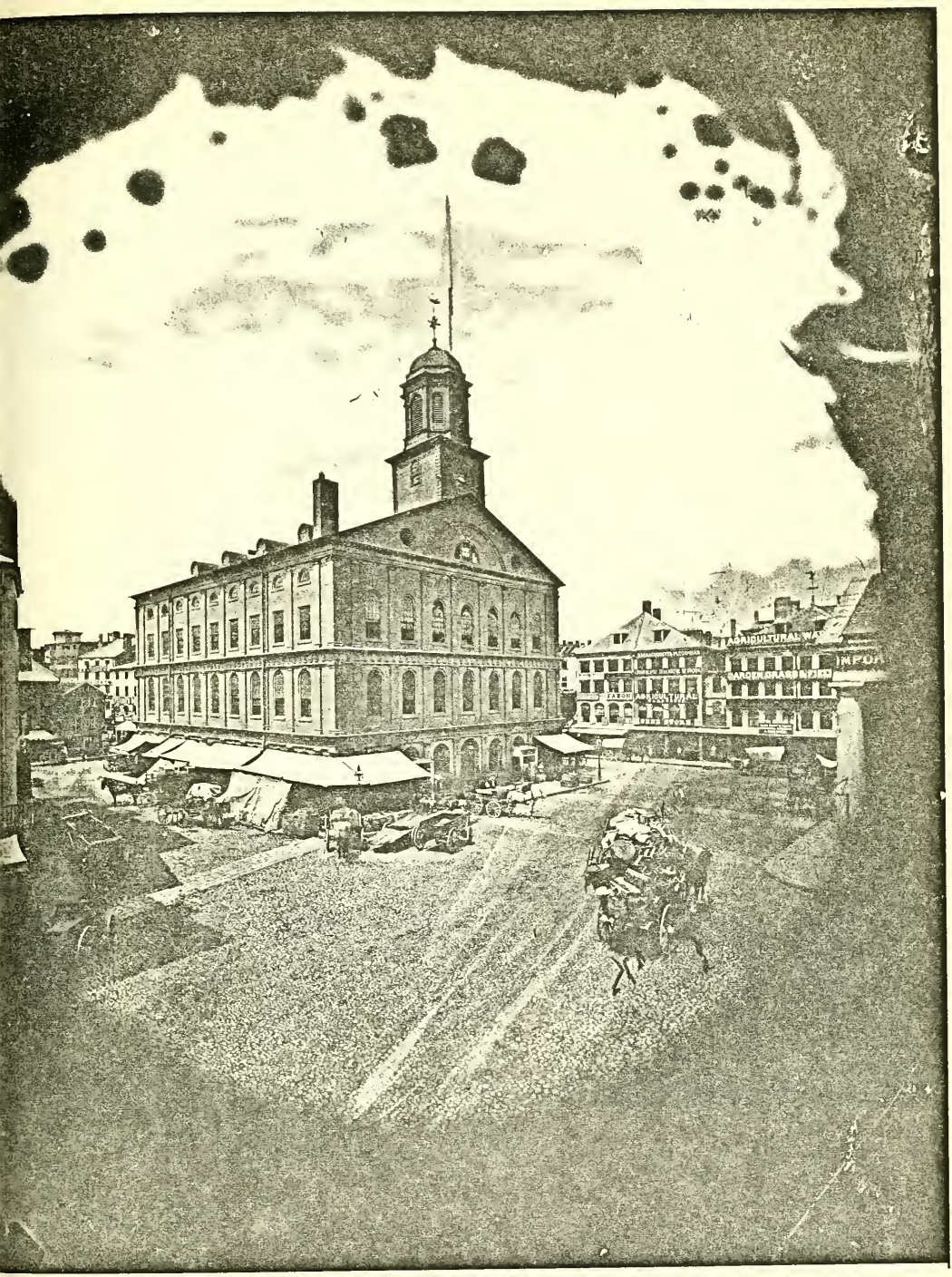


FIG. 14. FANEUIL HALL, SHOWING LOT # 1 AREA

Photograph c. 1865.

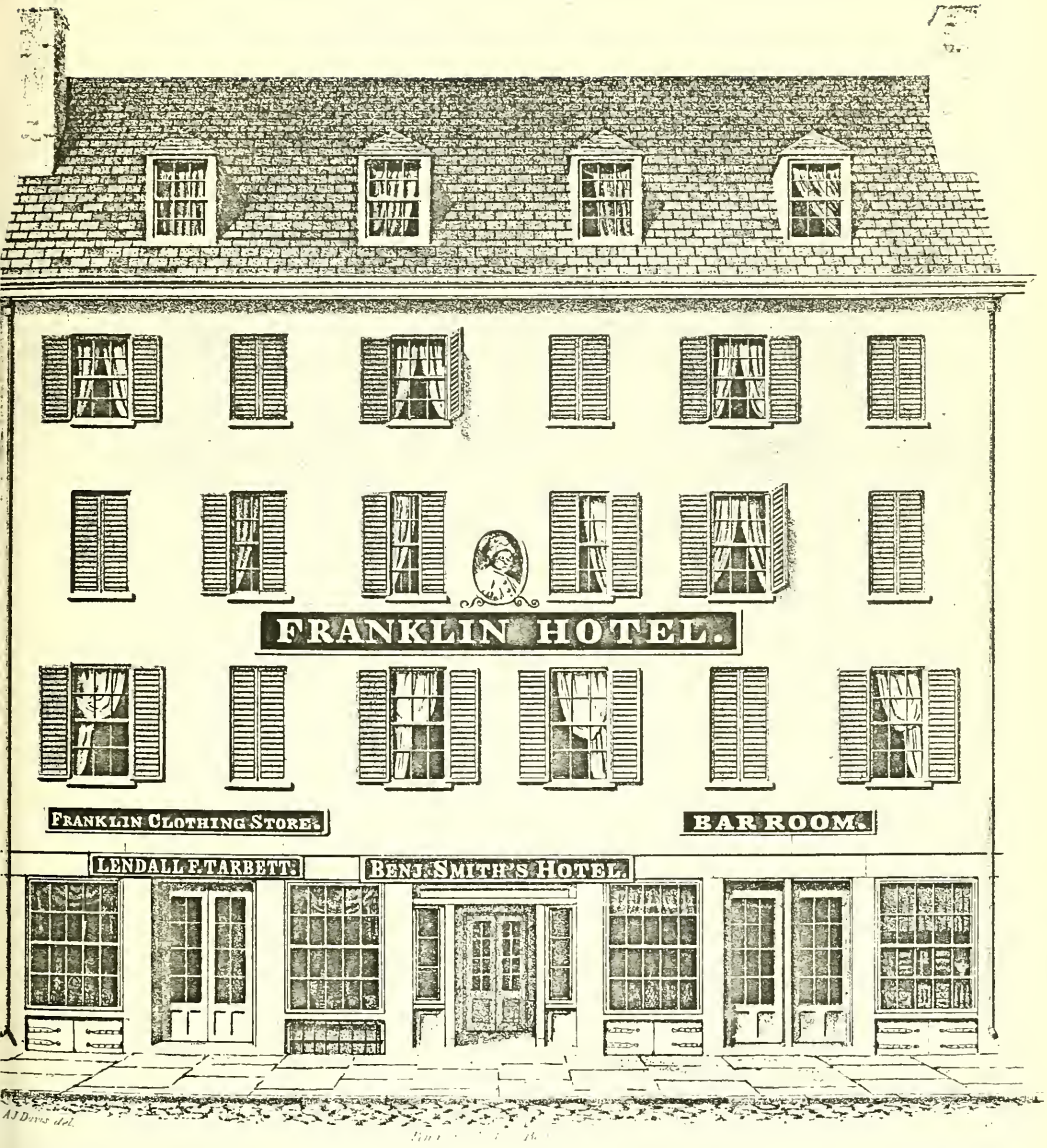


FIG. 15. FRANKLIN HOTEL, WEST SIDE OF MERCHANT'S ROW

Lithograph, A.J. Davis, 1829.

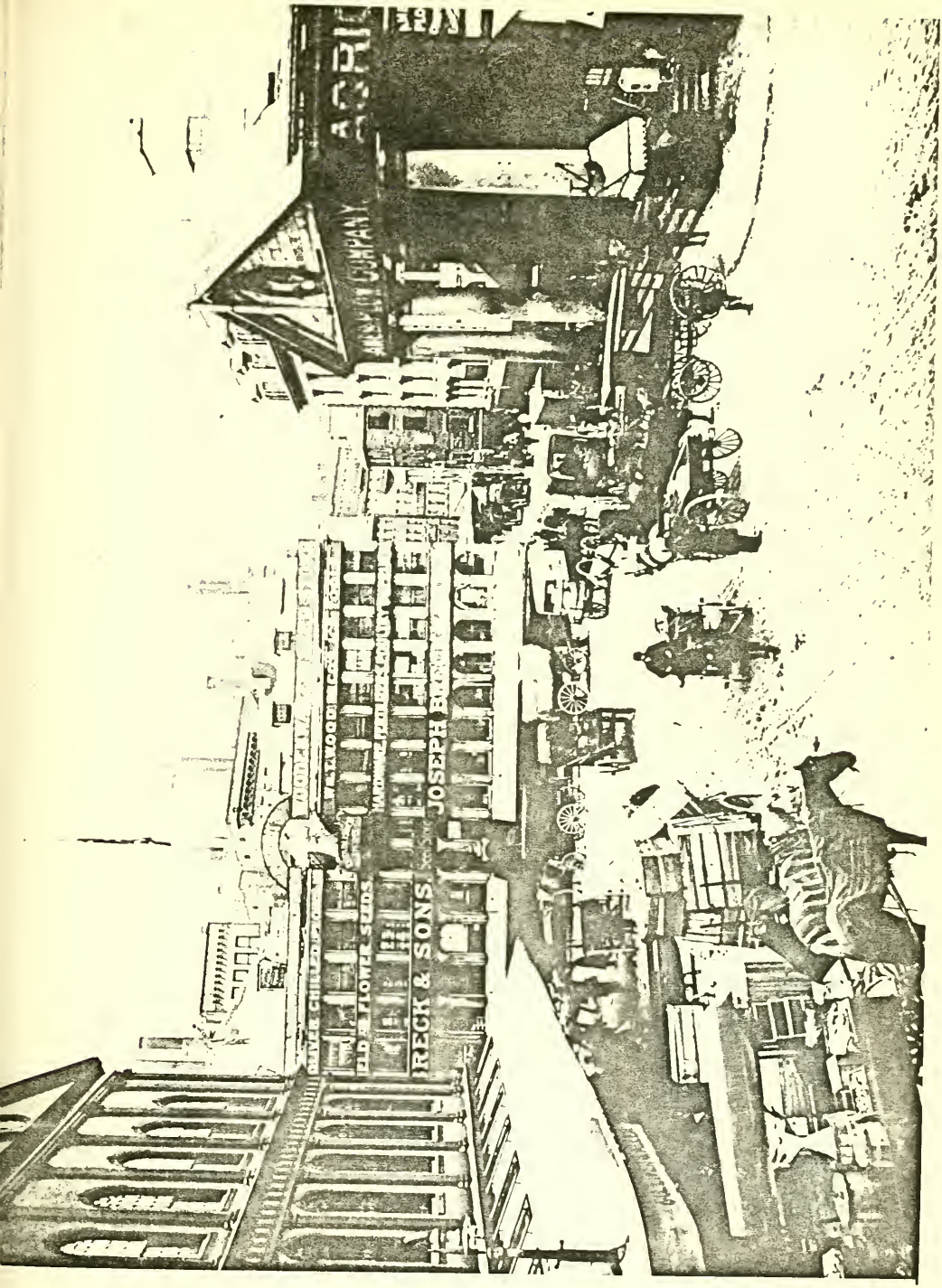


FIG. 16. MERCHANT'S ROW, LOOKING NORTH

Photograph c. 1904.

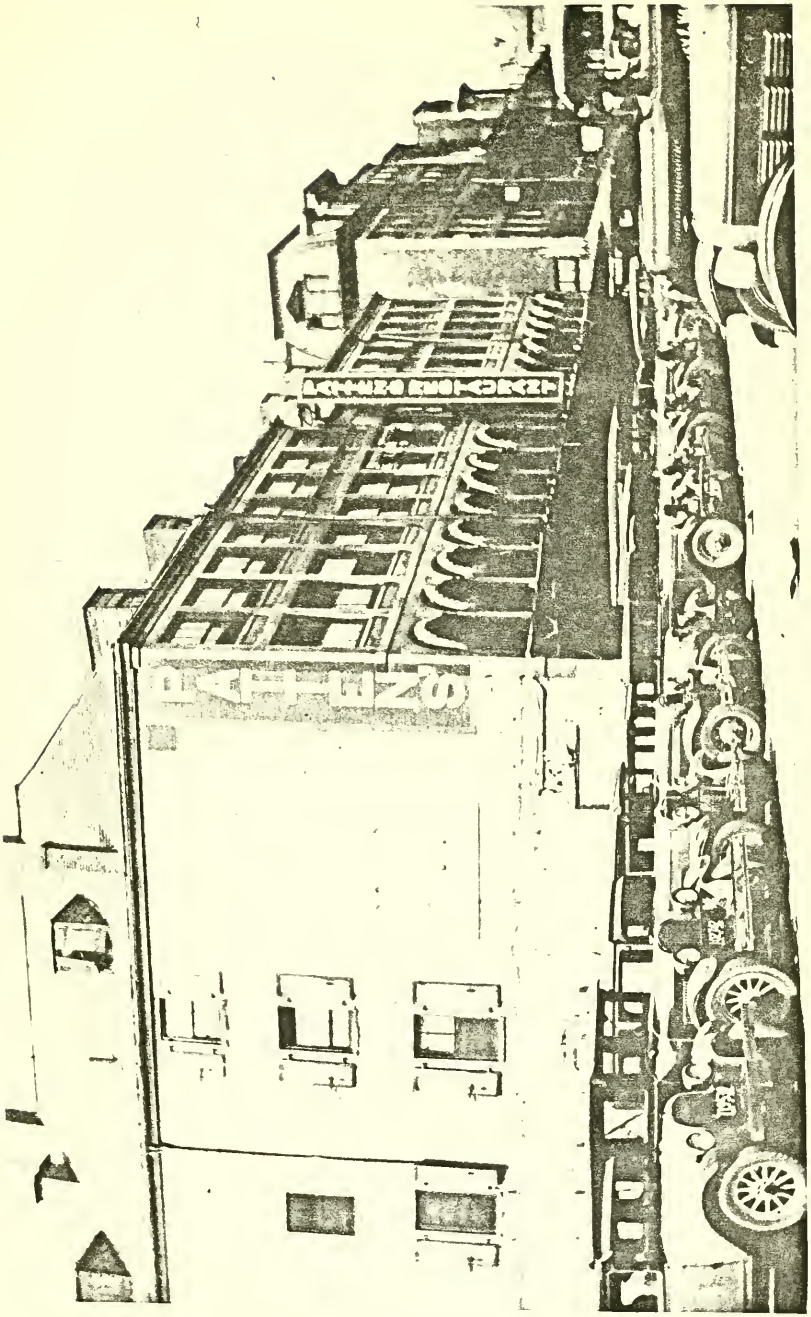


FIG. 17. NORTH MARKET ST., SHOWING LOT #1 AND BUILDING WEST OF IT, AND PART OF NORTH MARKET ST. BUILDINGS - "SHOWING THE PATTEN BUILDING WHICH IS TO BE REMOVED."

Photograph, 1933.

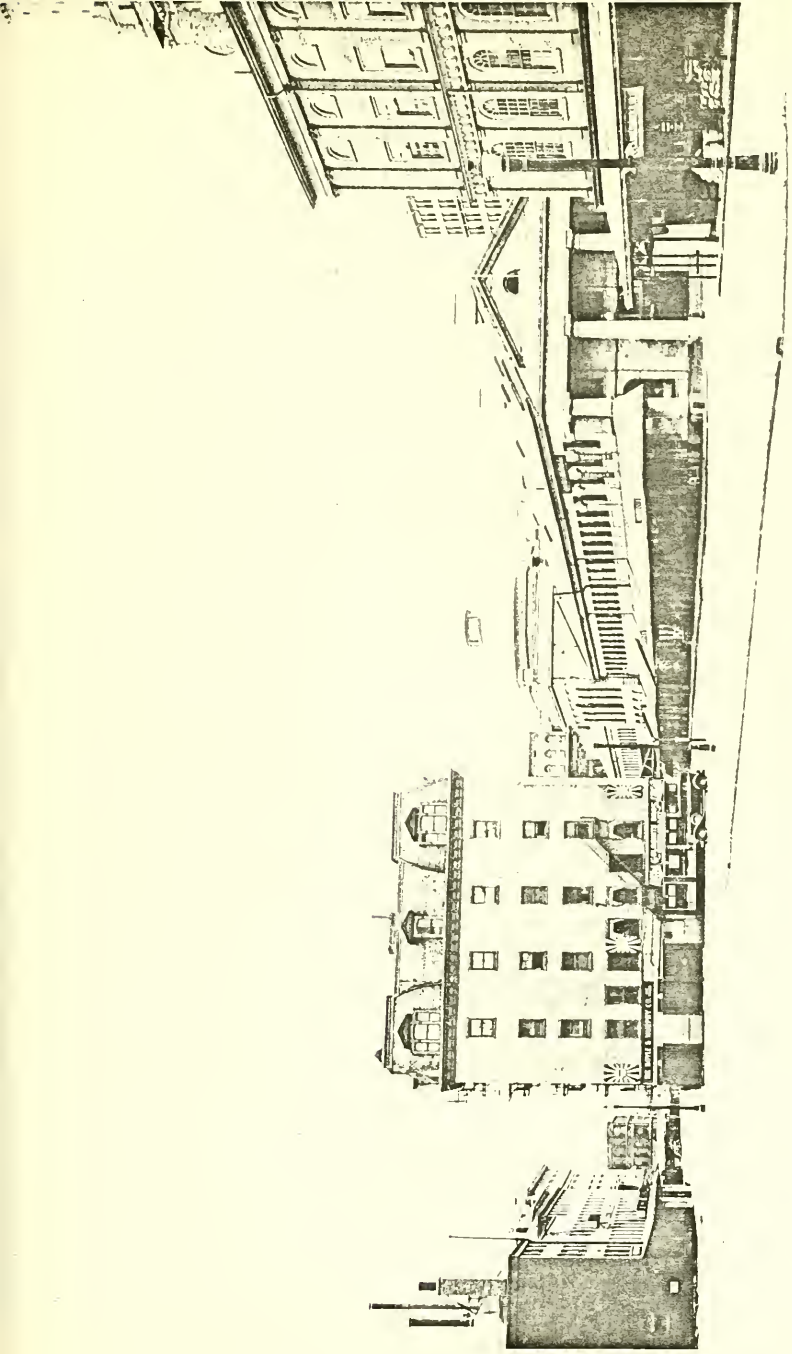
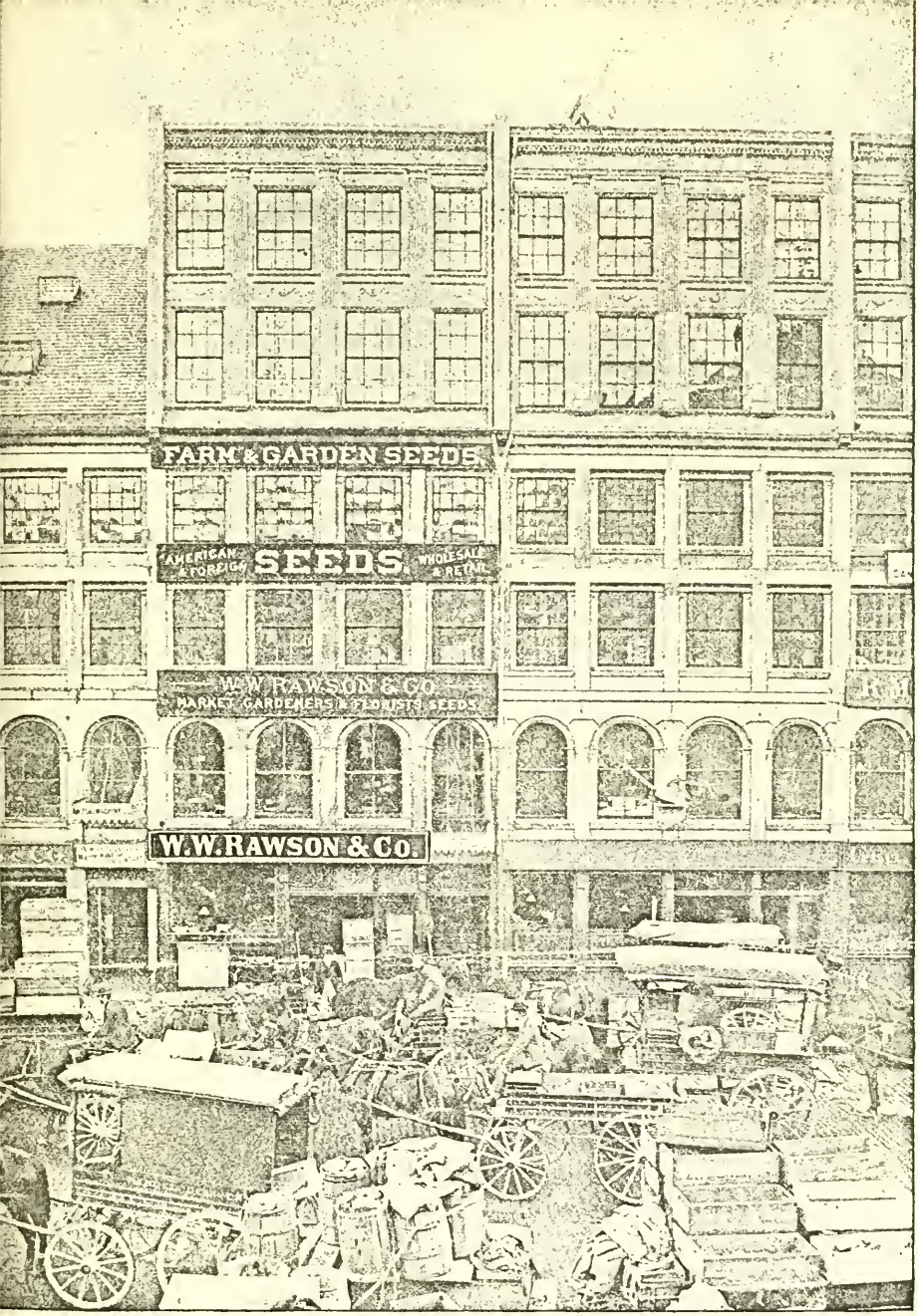


FIG. 18. WEST ENDS OF NORTH MARKET ST. BUILDINGS AND FANEUIL HALL MARKET, SITE OF OLD FEATHER STORE

Photograph, 1933.



The above photograph represents our store at 34 South Market Street as it is at the present time;

FIG. 19. 34 SOUTH MARKET ST., SHOWING A RECENT ADDITION OF TWO STORIES

Photograph, 1880.

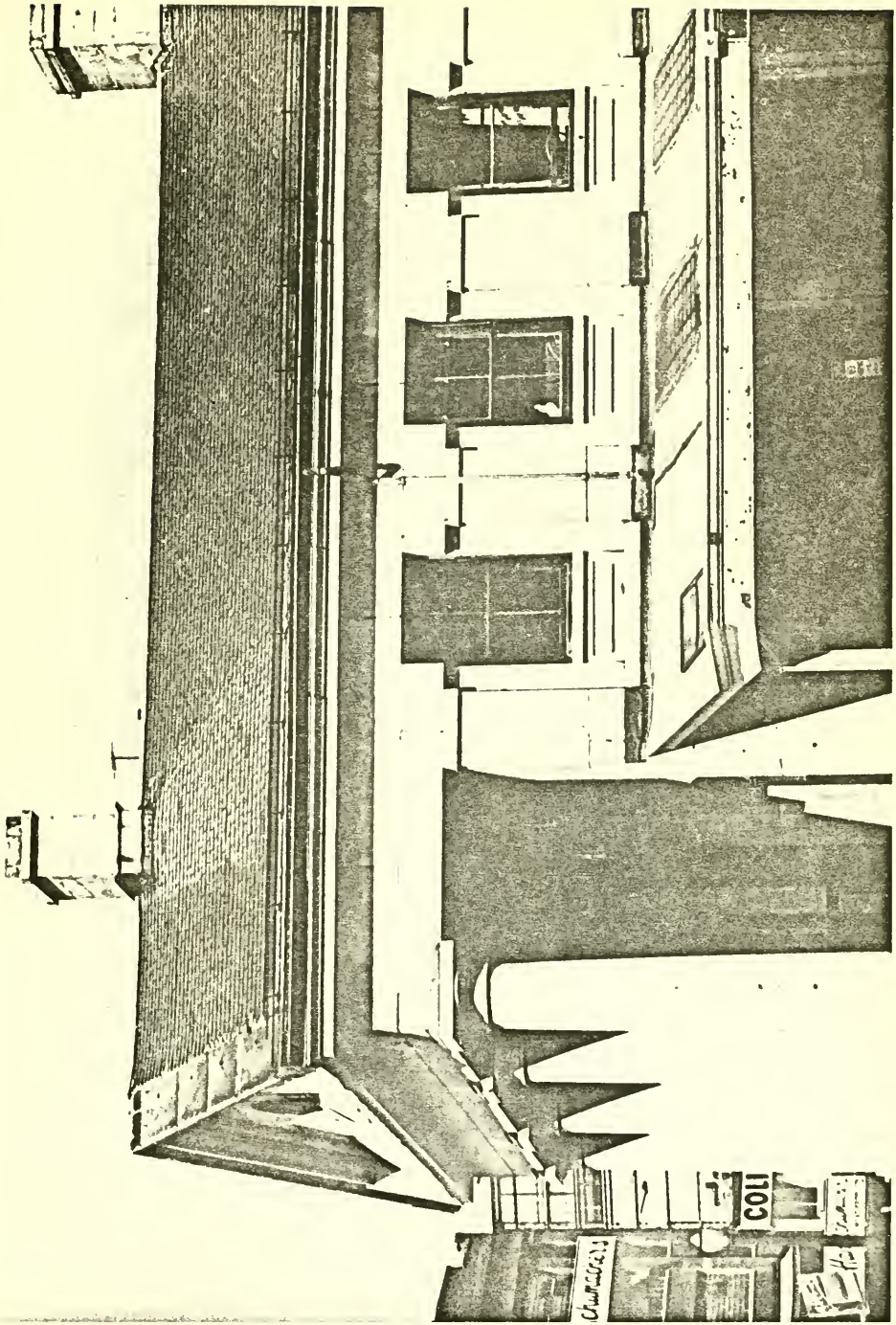
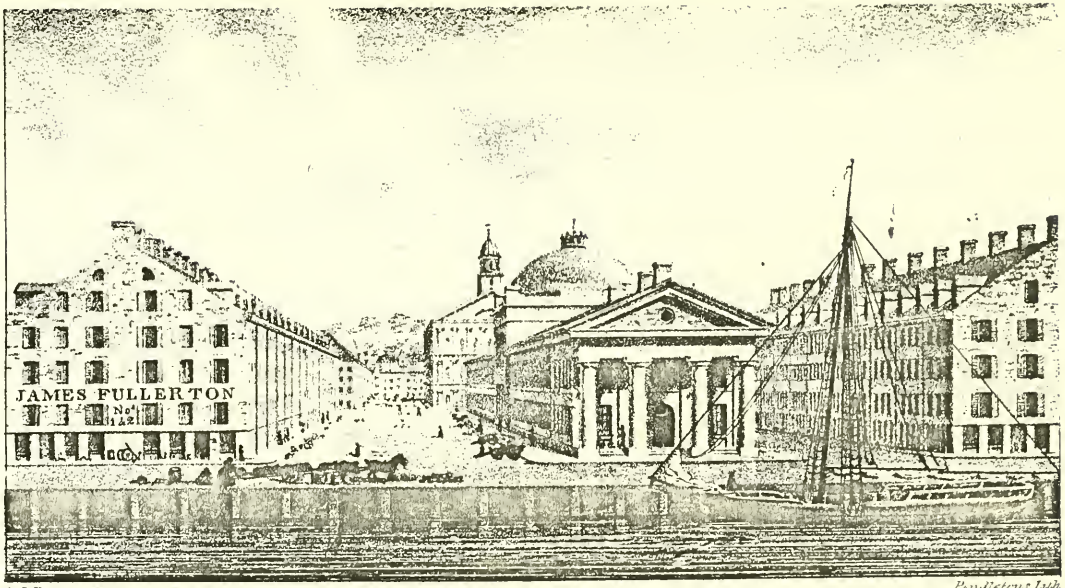


FIG. 20. WEST END OF FANEUIL HALL MARKET

Photograph, c. 1964.



NAILS . IRON, HOLLOW WARE &C.

Nos 1 & 2 SOUTH MARKET St. BOSTON.

JAMES FULLERTON.

FIG. 21. FANEUIL HALL MARKET, c. 1828

Lithograph, A.J.Davis.

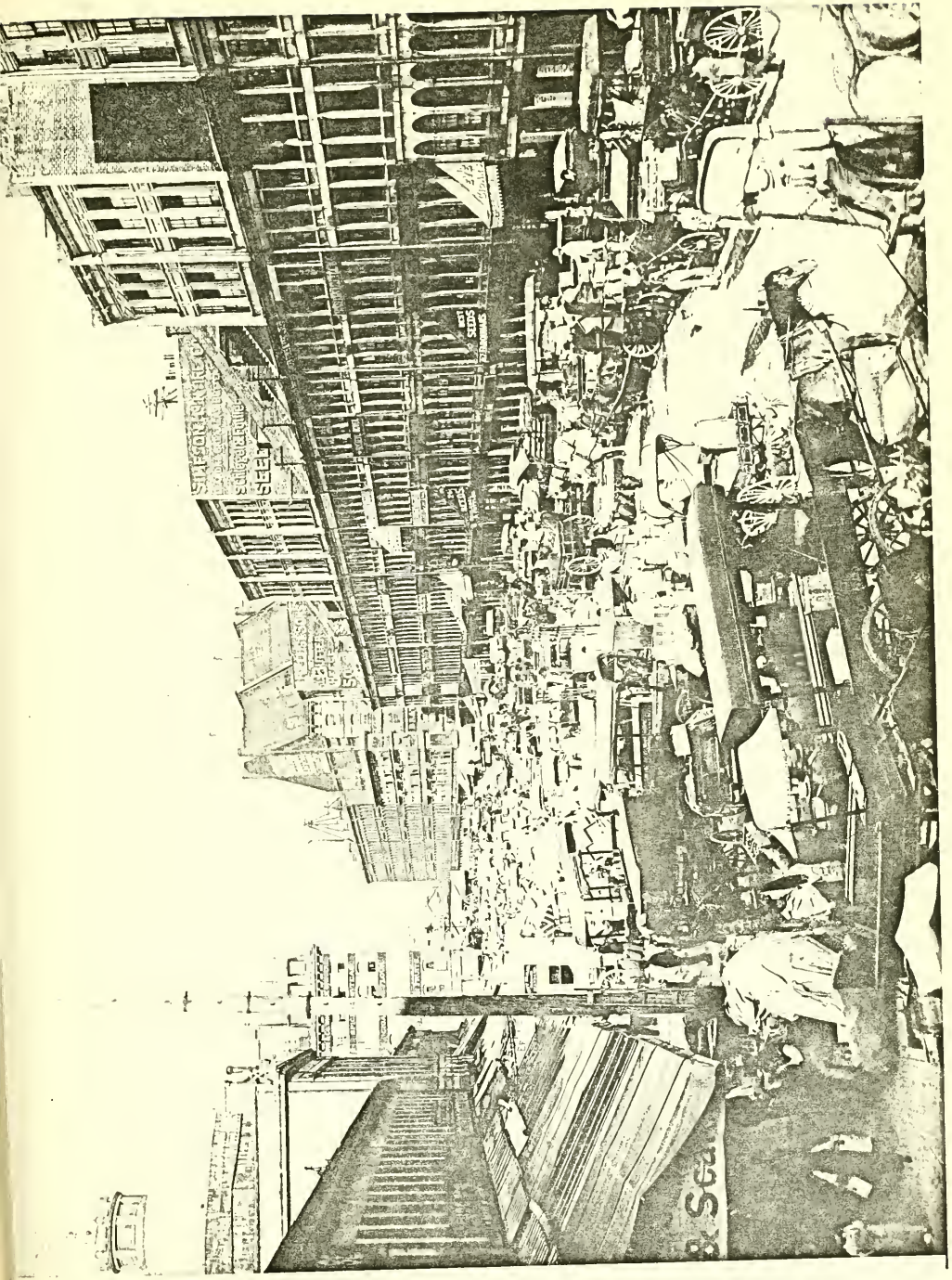
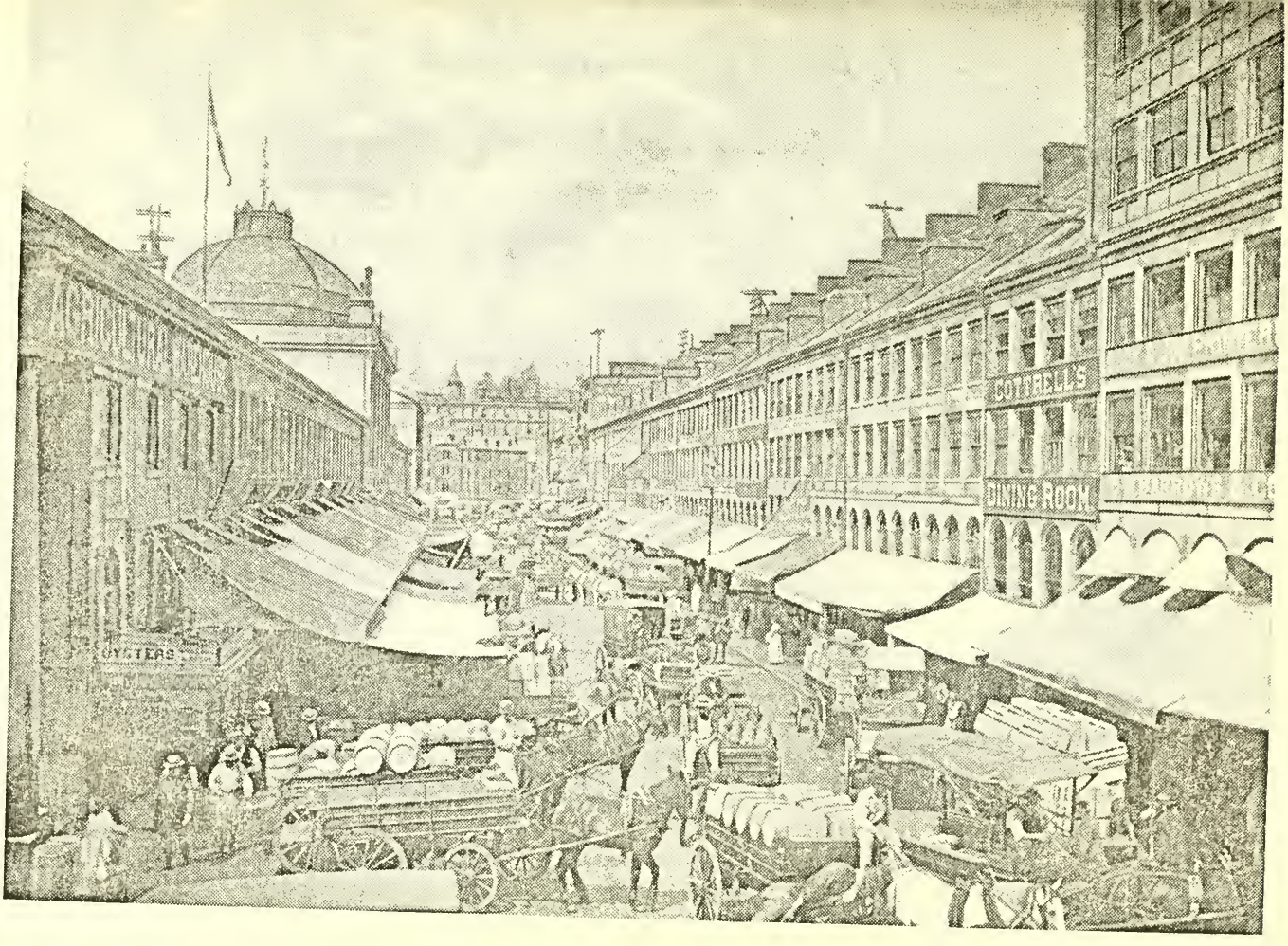


FIG. 22. SOUTH MARKET STREET, LOOKING EAST.

Photograph, c. 1880.



QUINCY or FANEUIL HALL MARKET.

FIG. 23. NORTH MARKET ST., LOOKING WEST
Photograph, 1891 - 1894.

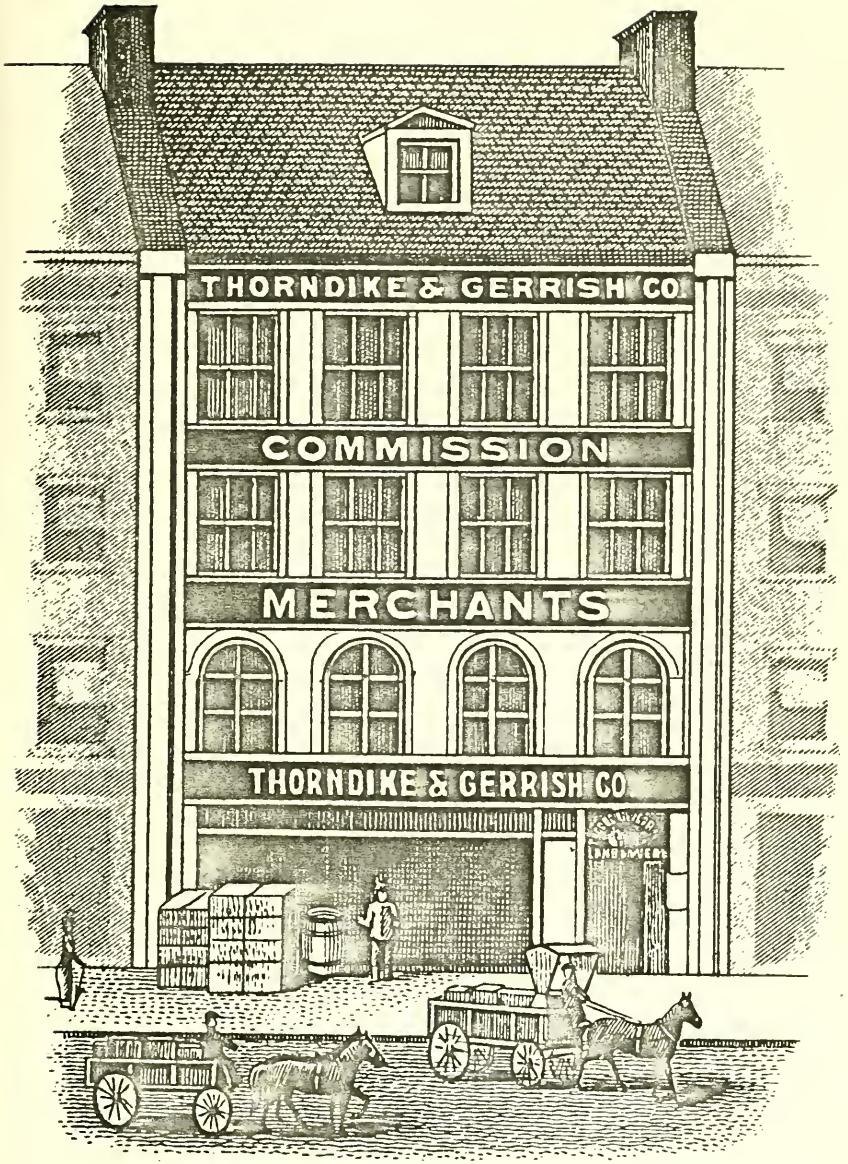


FIG. 24. 19 - 20 NORTH MARKET STREET

Letter-head, 1923 (cut probably earlier).

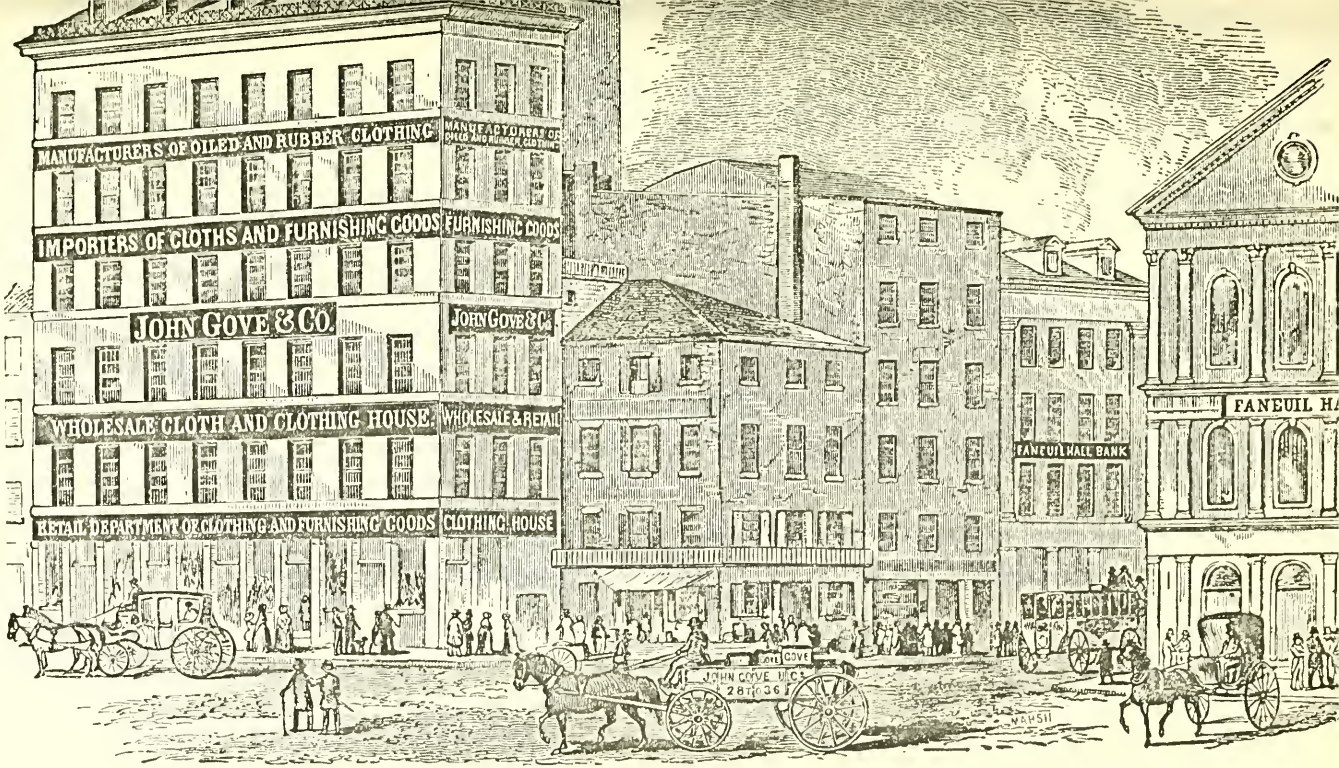


FIG. 25. SOUTH WEST CORNER OF MERCHANT'S ROW AND SOUTH MARKET ST., JOHN GOVE & CO.'S STORE

Wood engraving, c. 1855(?).

JOHN GOVE & CO.'S CLOTHING CIRCULAR.

28, 30, 32, 34 & 36 MERCHANTS' ROW, AND NO. 1 MARKET SQUARE,

In the six story Granite Block,
Between Faneuil Hall and State Street,

BOSTON.

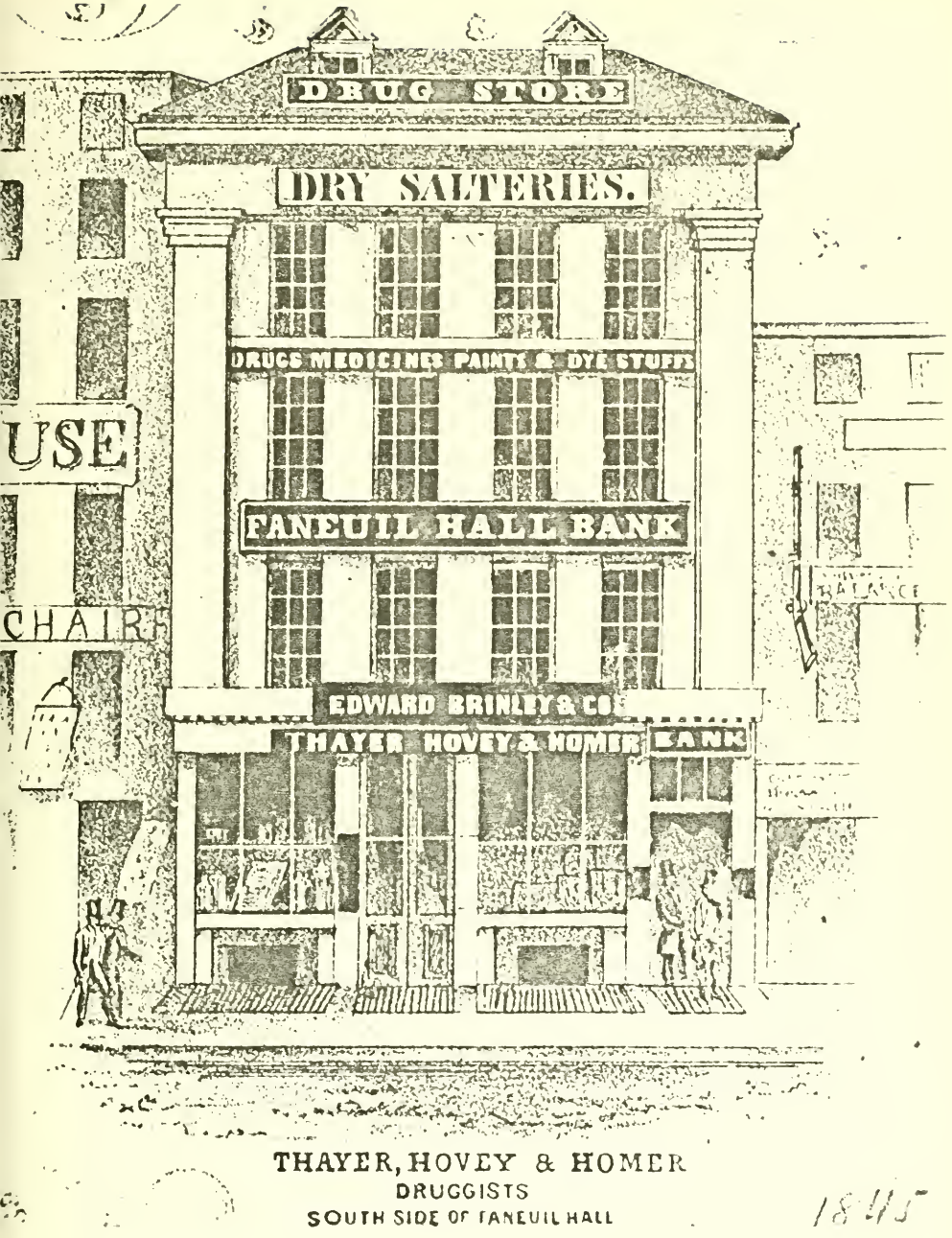


FIG. 26. FANEUIL HALL SQUARE, SOUTH SIDE

McIntyre's Map of Boston, 1852.

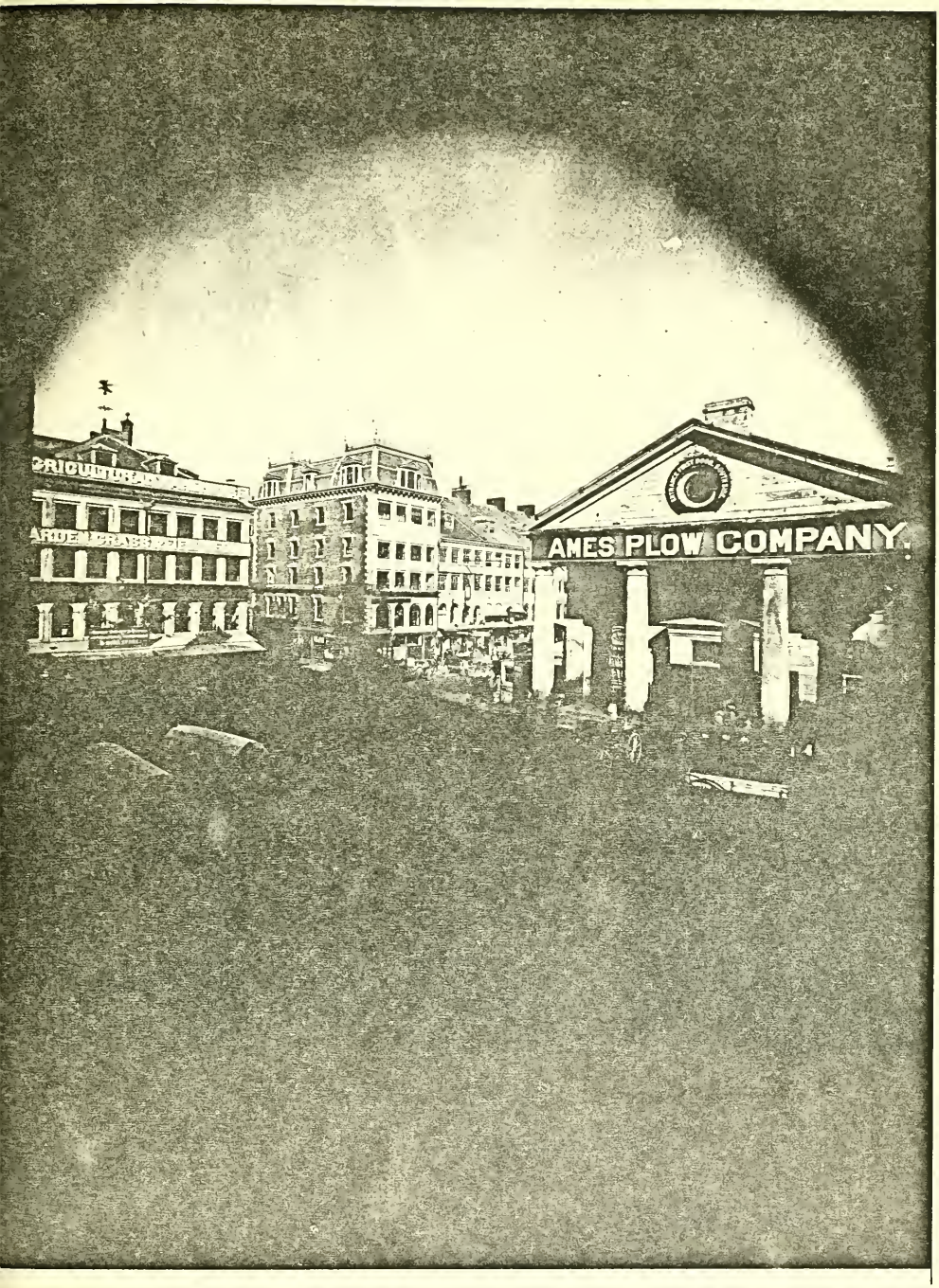
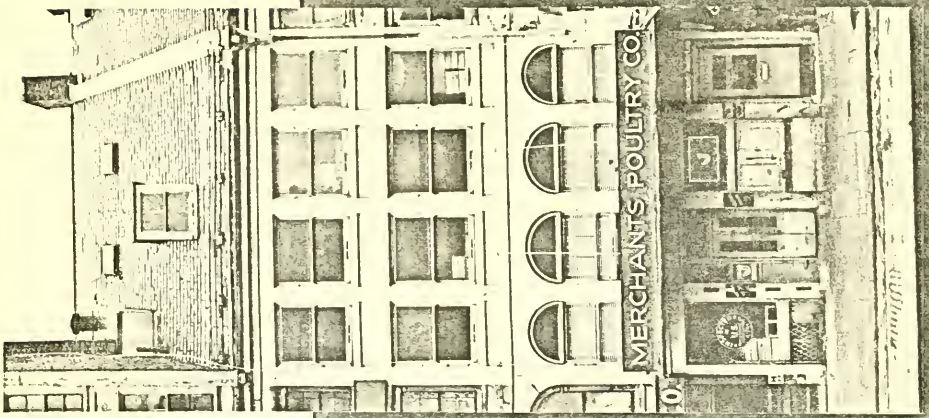


FIG. 27. MERCHANT'S ROW, LOOKING EAST TOWARD WEST END OF NORTH MARKET ST. BUILDINGS AND FANEUIL HALL MARKET.

Photograph,c. 1867.



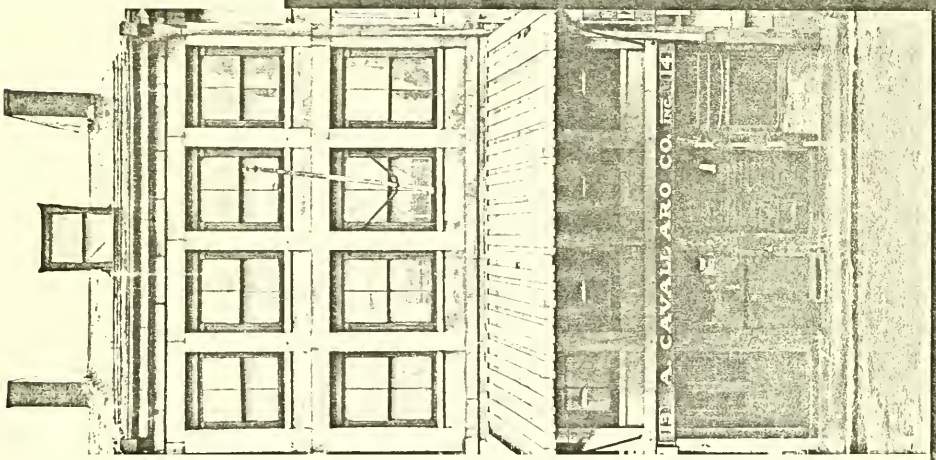


FIG. 28. (ABOVE). #24 SOUTH MARKET ST.

Photograph,1967.

FIG. 29. (BELOW). #13 - 14 NORTH MARKET ST.

Photograph, 1967.

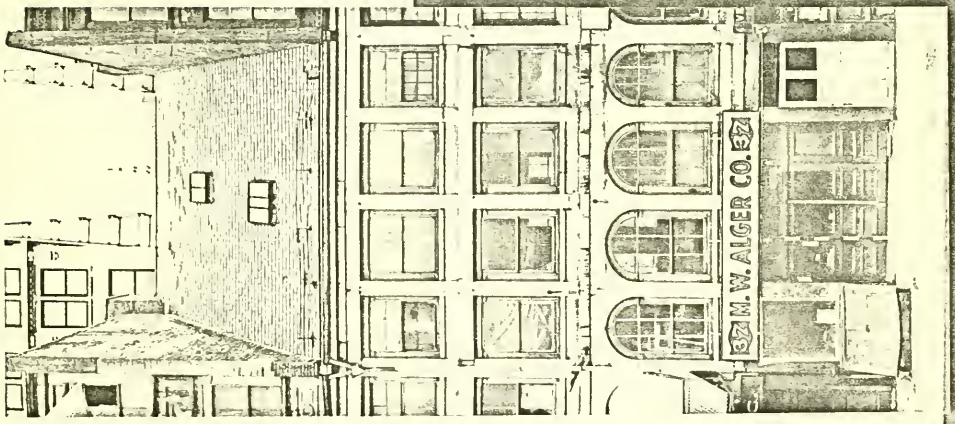


FIG. 30. (ABOVE). #17 - 18 NORTH MARKET ST.
Photograph, 1967.

FIG. 31. (BELOW). #37 SOUTH MARKET ST.
Photograph, 1967.

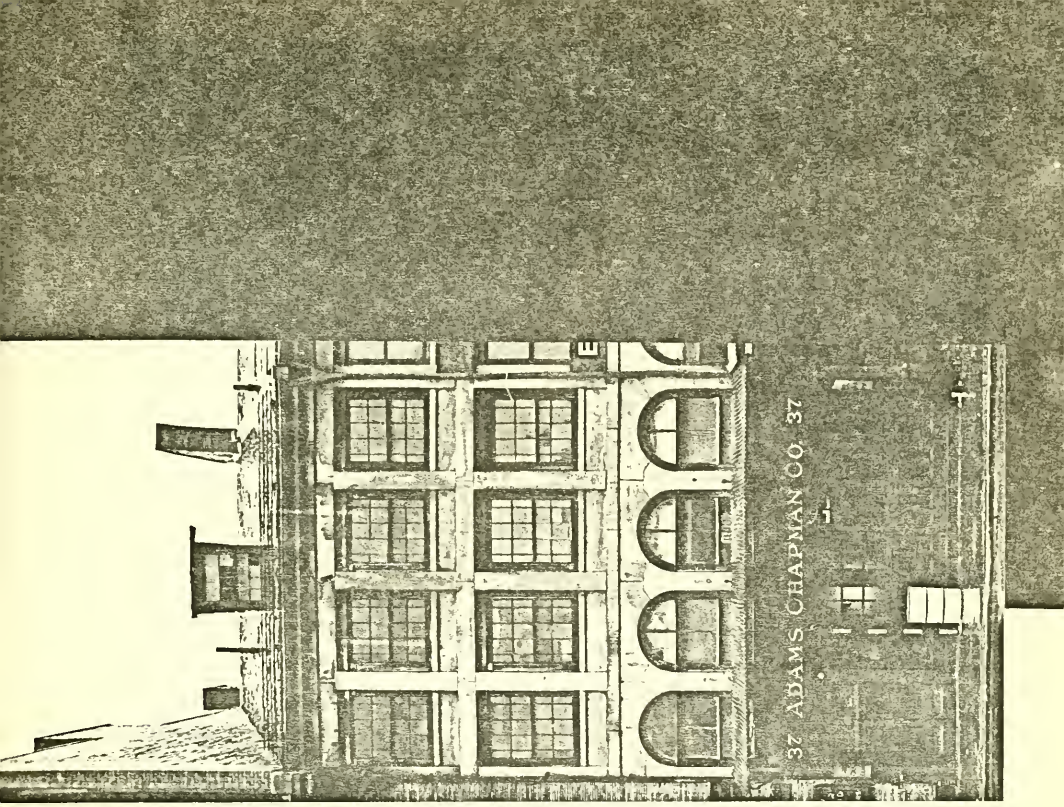


FIG. 34. # 37 NORTH MARKET ST.

Photograph, 1967.

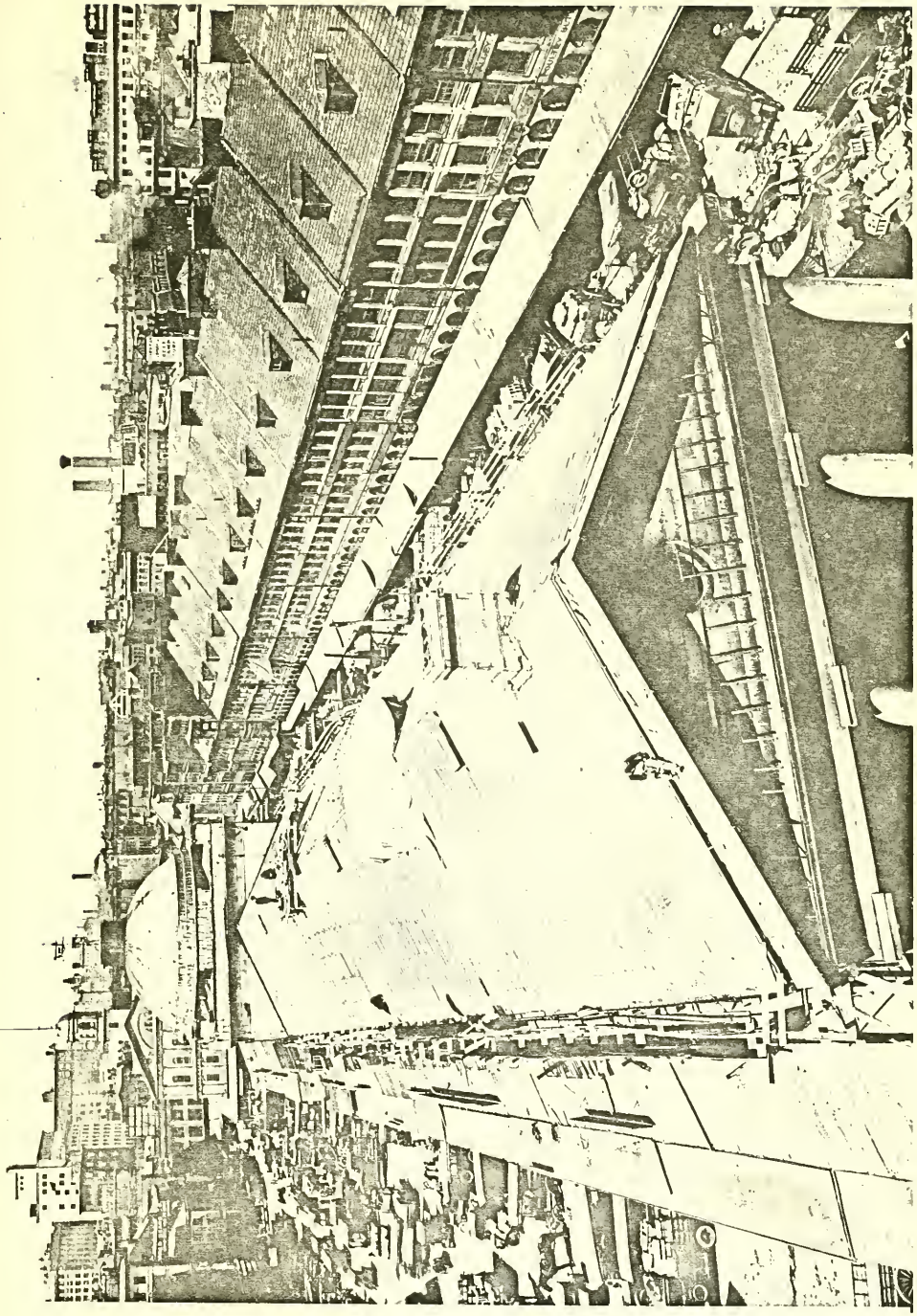
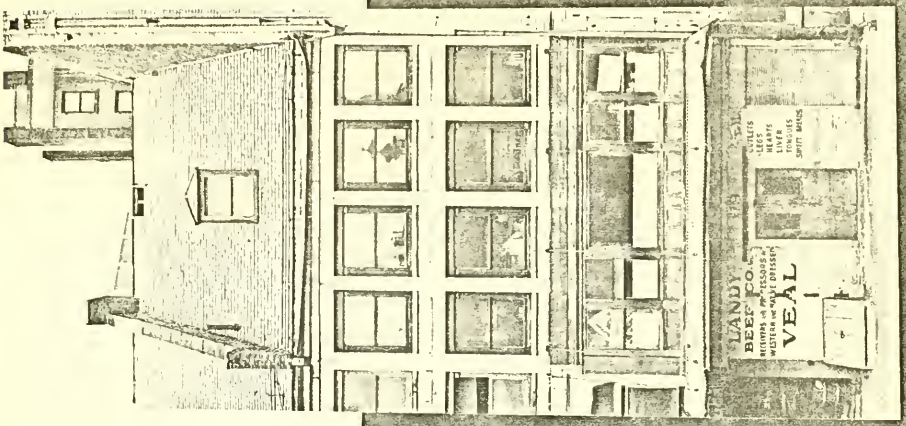


FIG. 35. ROOF OF FANEUIL HALL MARKET AFTER FIRE, LOOKING WEST, TOWARD NORTH MARKET ST.

Photograph, 1925.



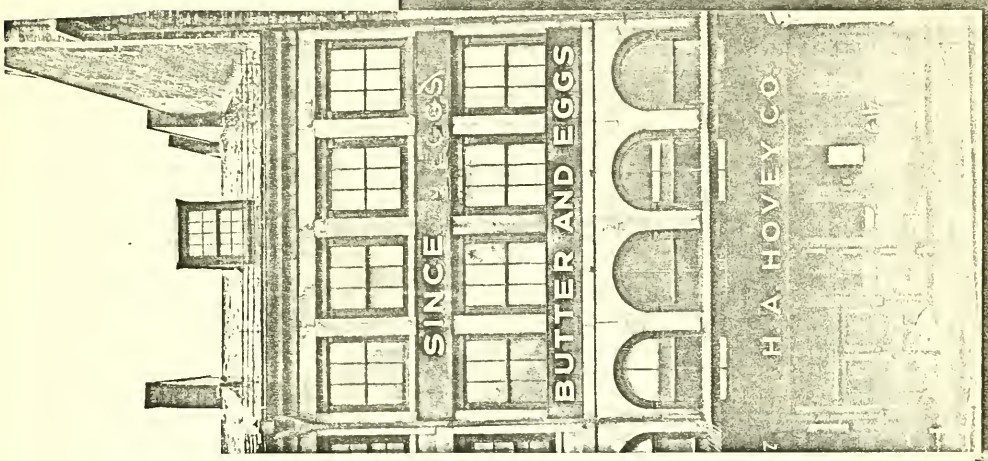


FIG. 36 (ABOVE). #19 SOUTH MARKET STREET

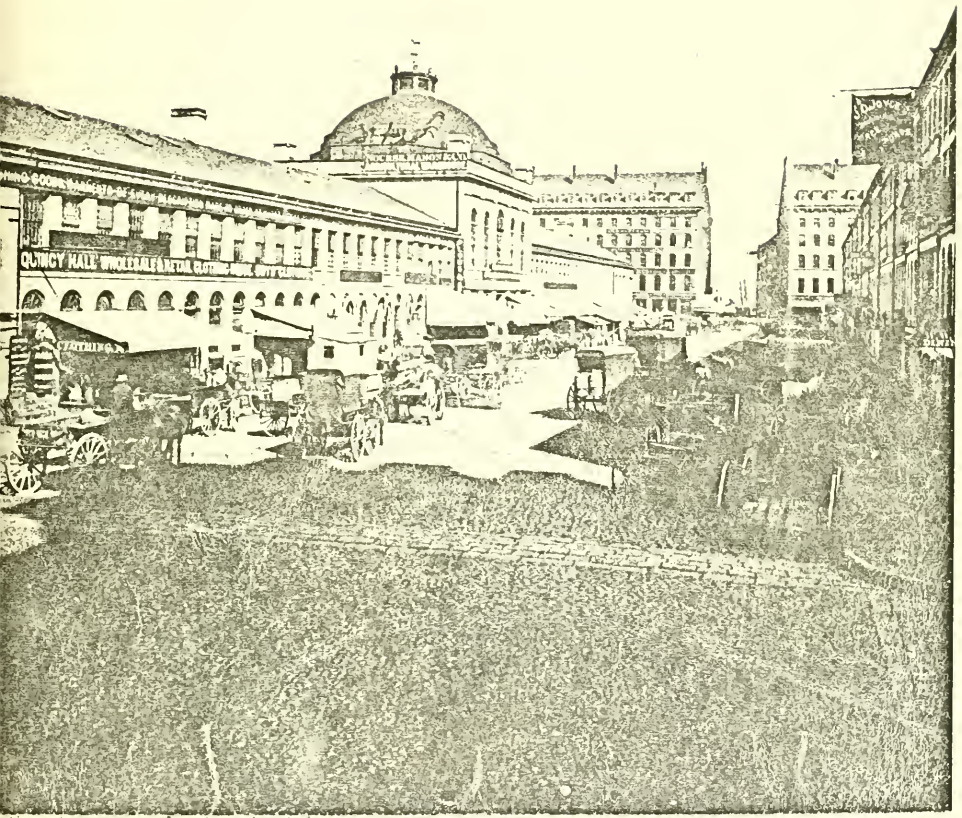
Photograph, 1967.

FIG. 37. (BELOW). # 34, 35, 36 NORTH MARKET STREET

Photograph, 1967.

FIG. 38. EAST END OF SOUTH MARKET STREET BUILDINGS, ON COMMERCIAL STREET

Photograph c. 1930.



56. QUINCY MARKET, BOSTON, MASS.

FIG. 39. FANEUIL HALL MARKET BUILDING, SOUTH FRONT (LOOKING EAST), SHOWING ORIGINAL WINDOW SASH AND FAN LIGHTS

Photograph, c. 1861.

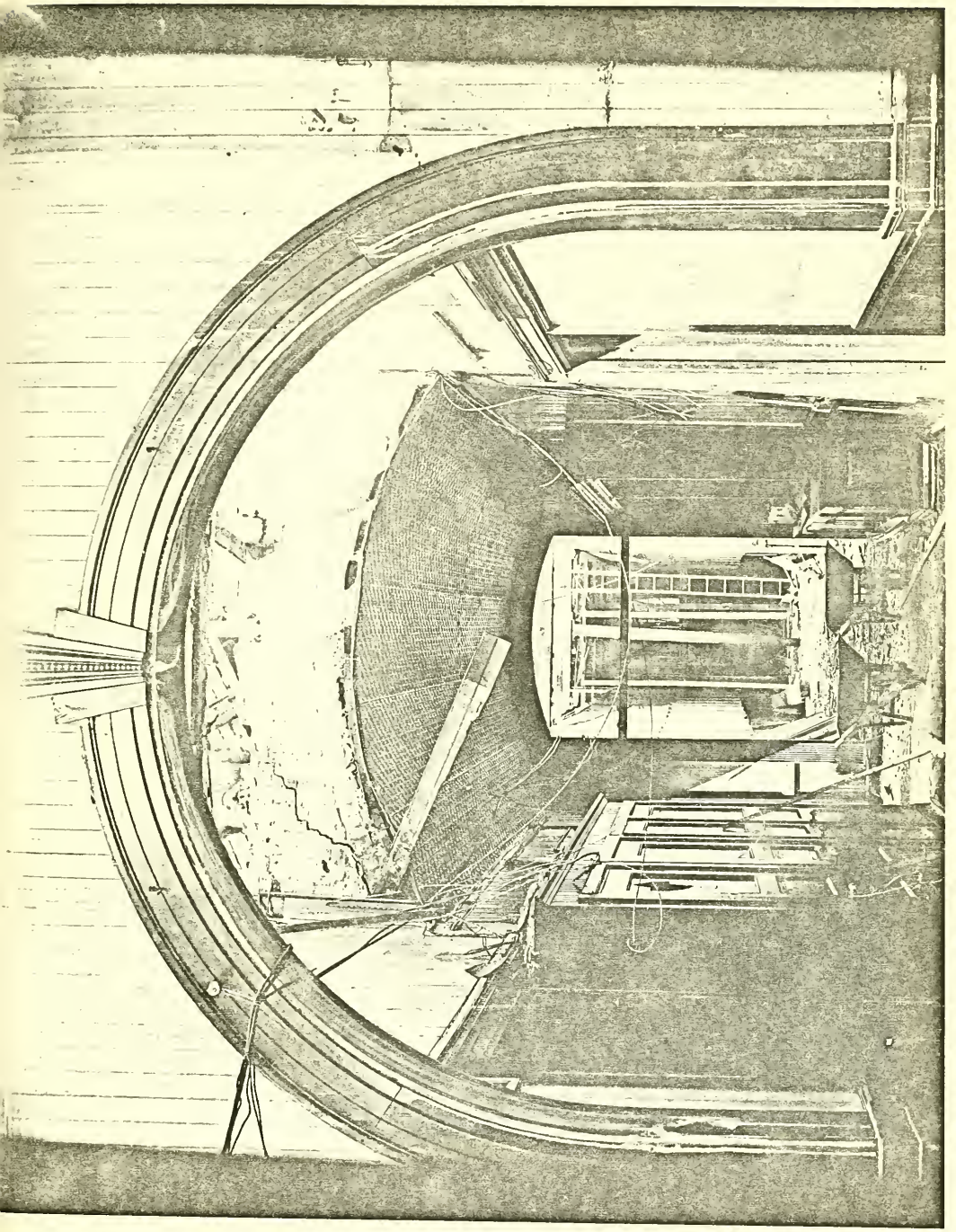


FIG. 40. INTERIOR OF FANEUIL HALL MARKET AFTER FIRE OF 1925, CORRIDOR OF SECOND STORY

Photograph, May 1925.

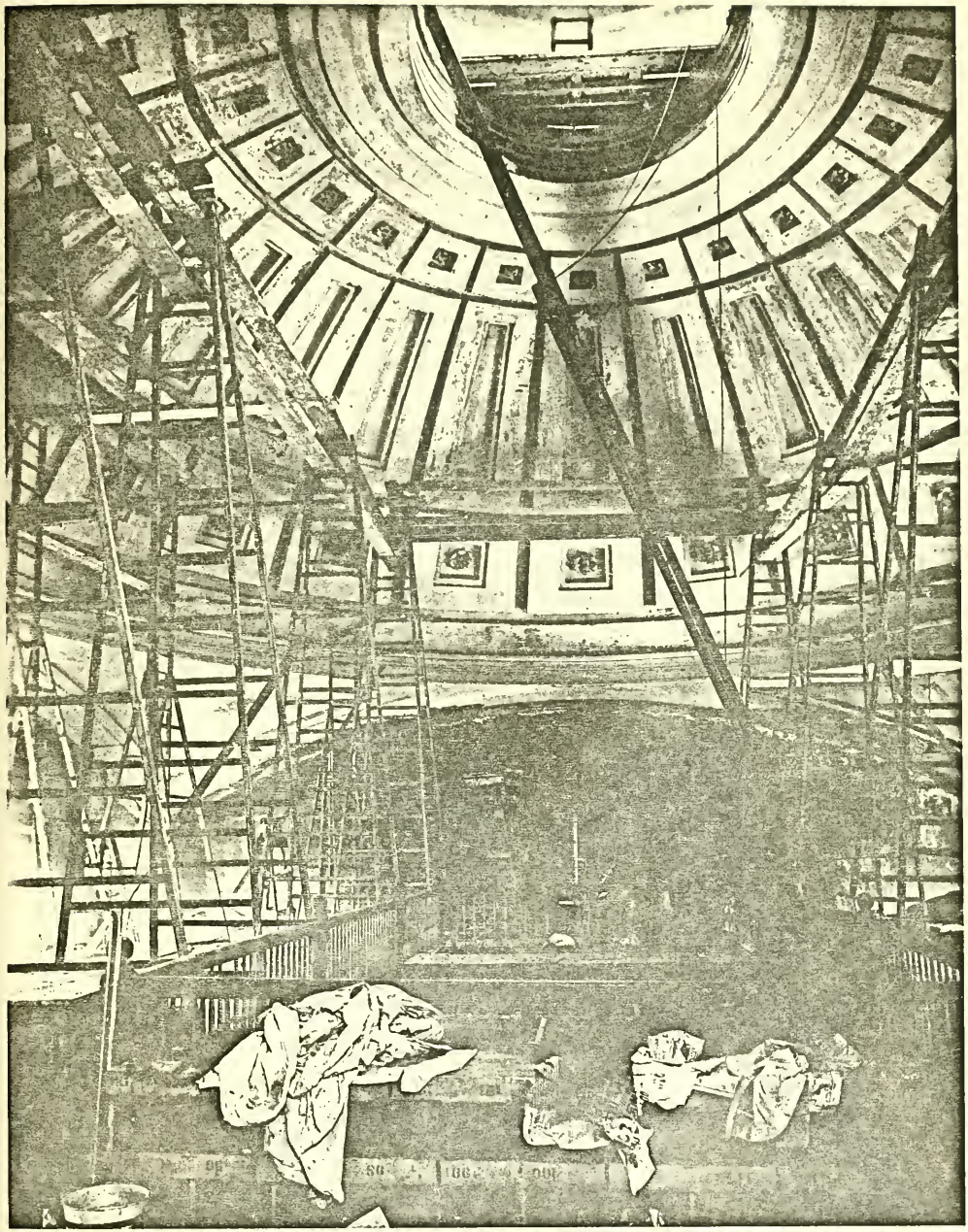


FIG. 41. INTERIOR OF FANEUIL HALL MARKET AFTER FIRE OF 1925, DOME OF CENTRAL PAVILION

Photograph, May 1925.

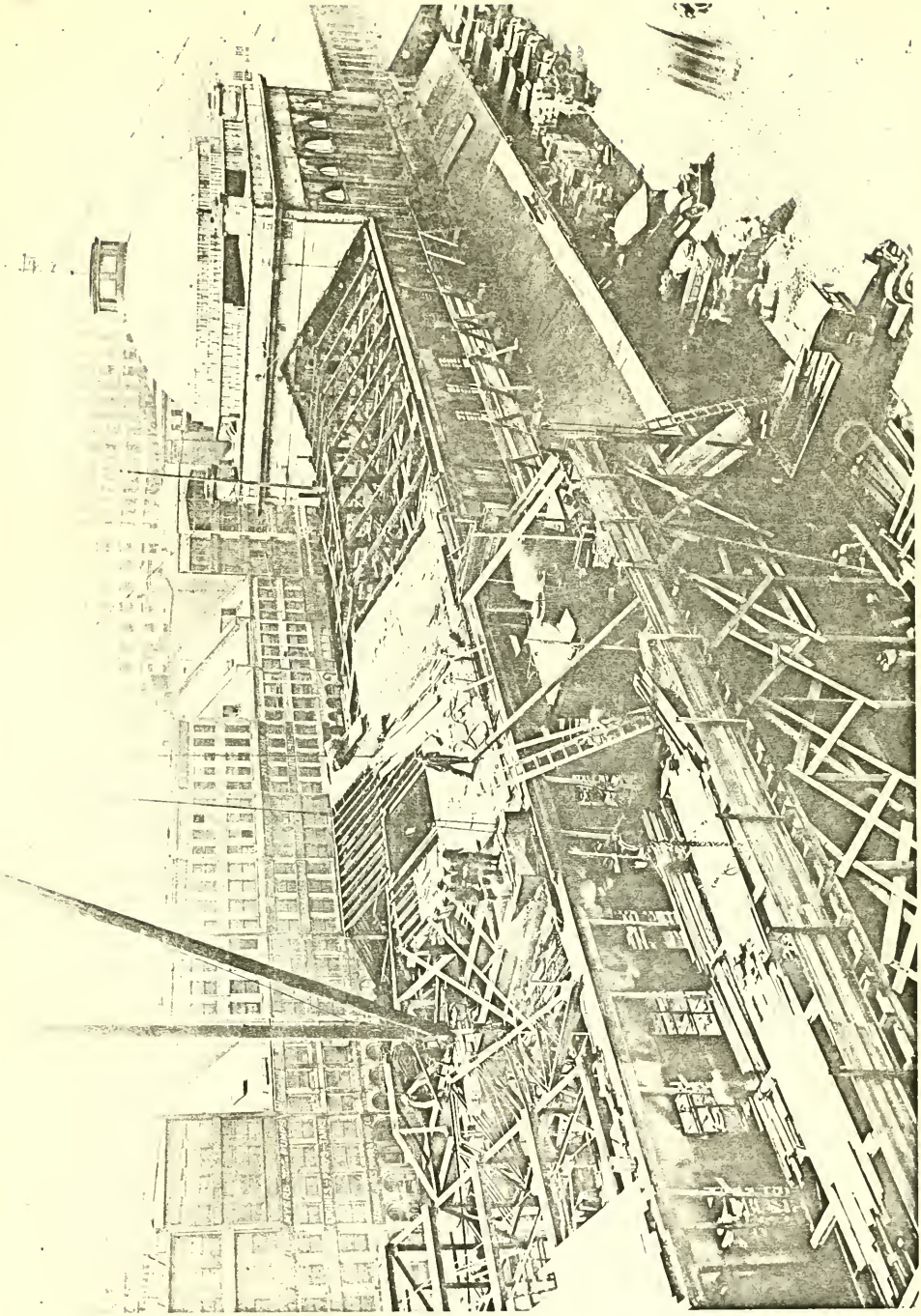
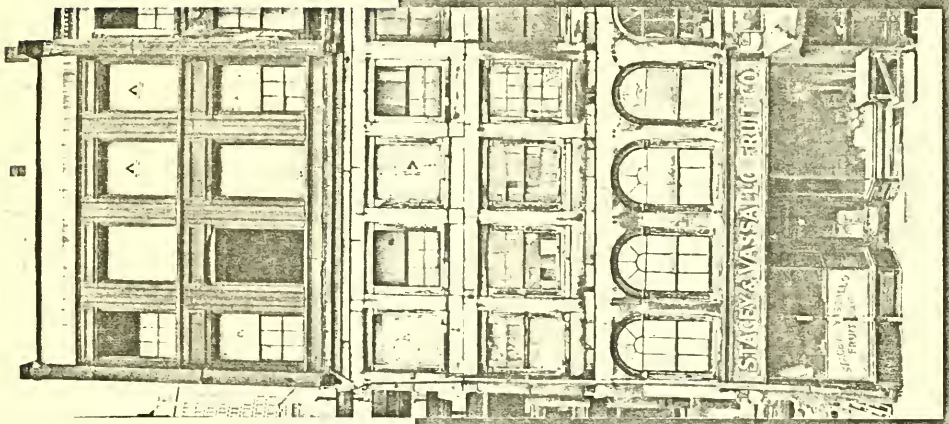


FIG. 42. ROOF OF FANEUIL HALL MARKET AFTER FIRE OF 1925, EAST WING

Photograph, May 1925.



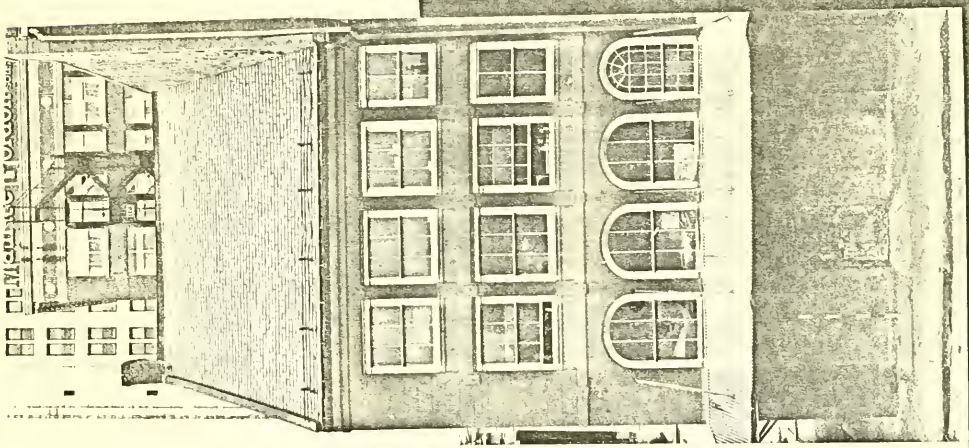


FIG. 32. (ABOVE). #5 SOUTH MARKET ST.
Photograph, 1967.

FIG. 33. (BELOW). #50 SOUTH MARKET ST.
Photograph, 1967.

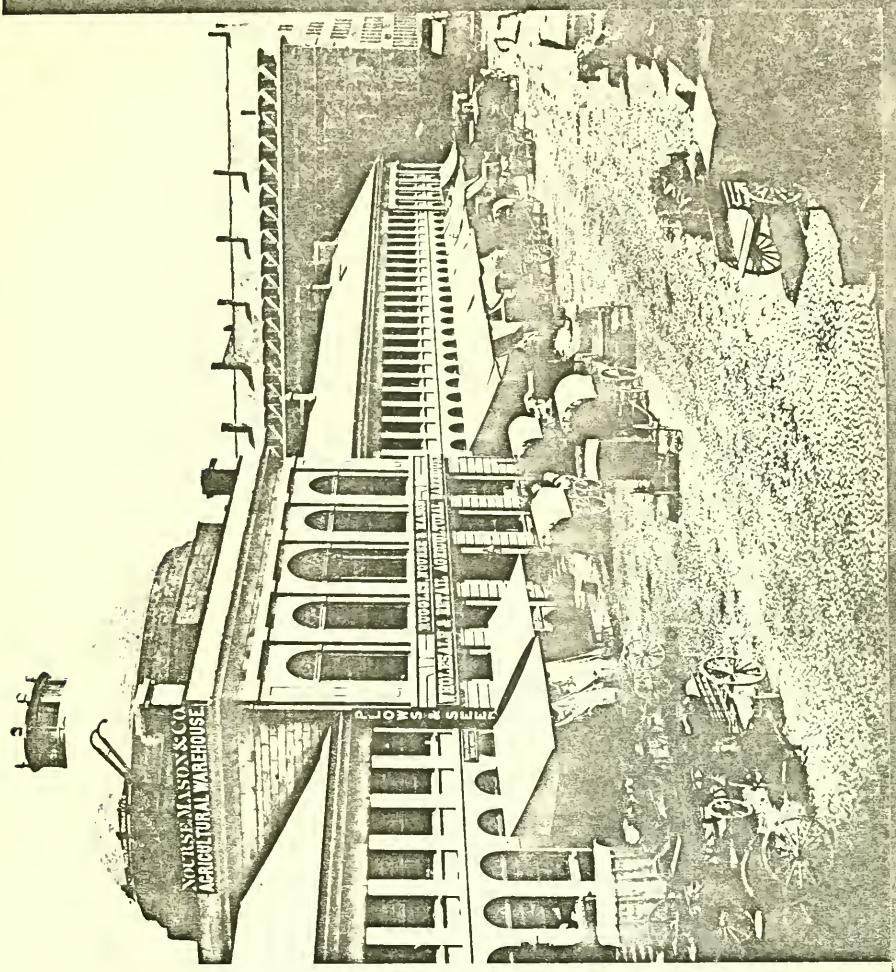


FIG. 43. FANEUIL HALL MARKET, SOUTH FRONT

Photograph, c. 1860.

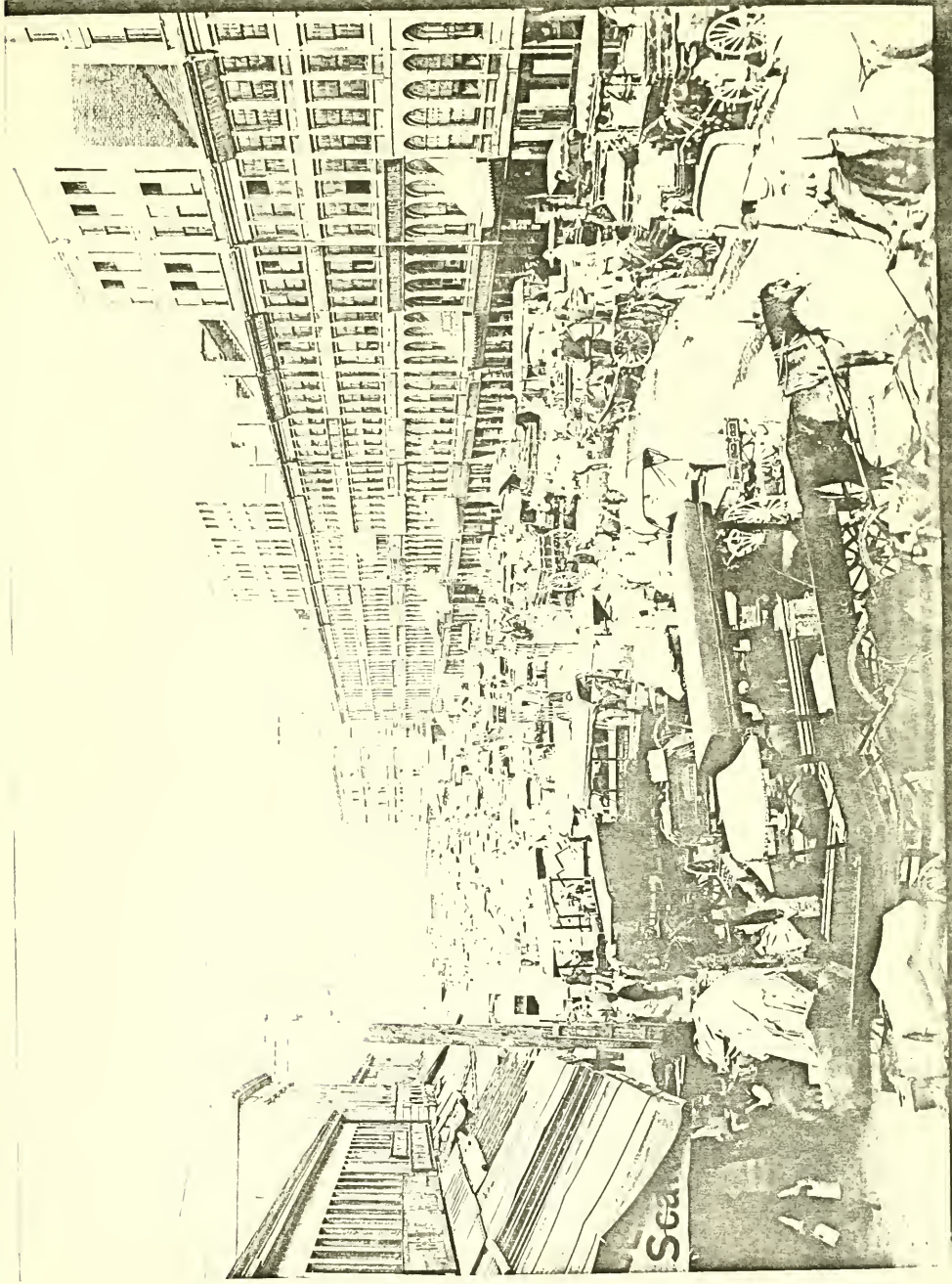


FIG. 44. SOUTH MARKET STREET RANGE OF STORES

Photograph, 1880.

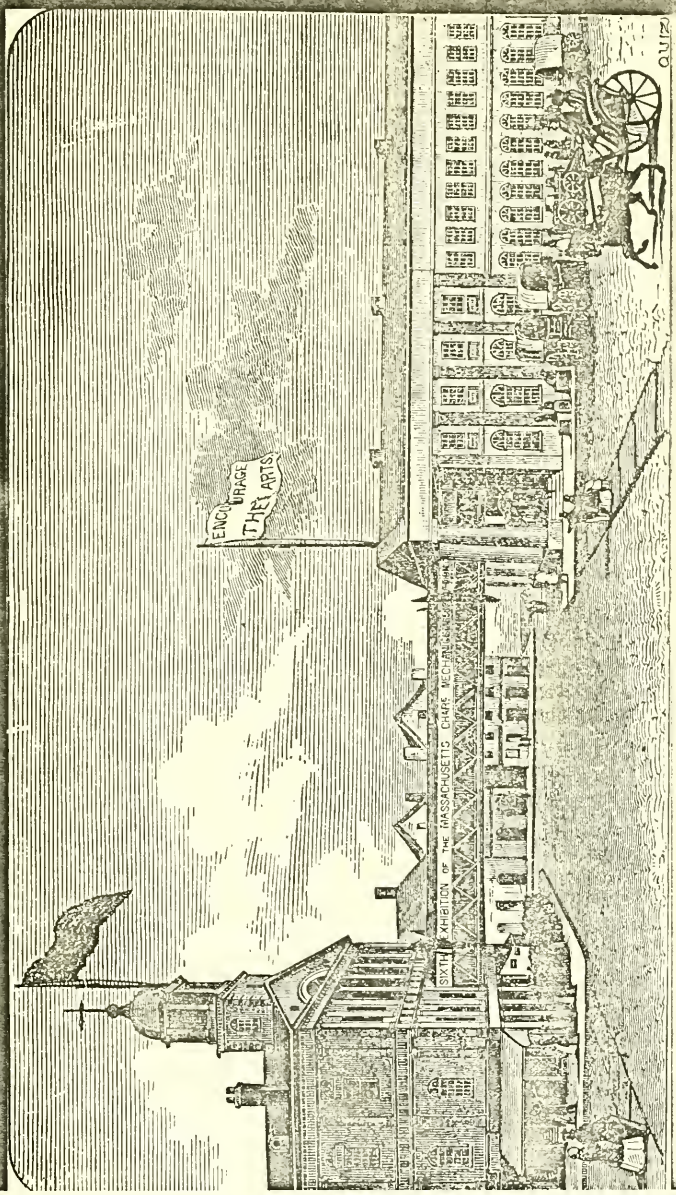
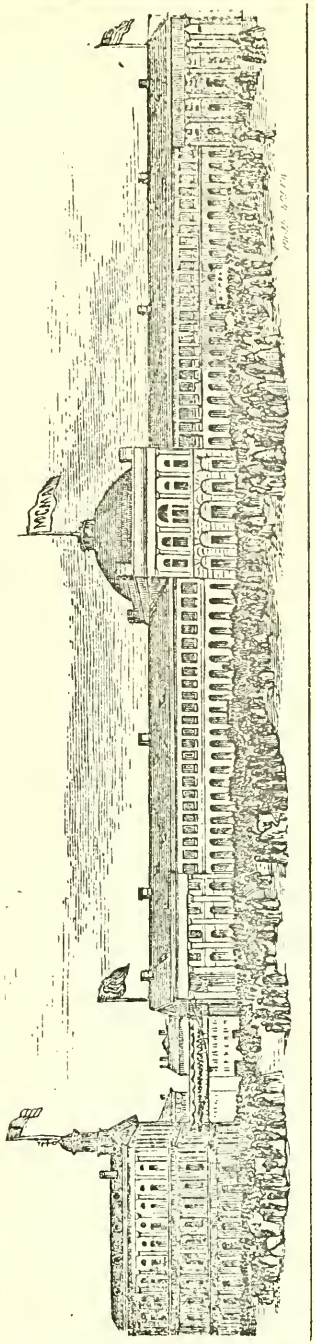


FIG. 45. FANEUIL HALL AND FANEUIL HALL MARKET, MECHANICS' FAIR, 1850

Engraving, S.P.N.E.A.



FANEUIL HALL MARKET.

Right Side.

1	J. Russell,	296
3	C. S. Drury,	296
5	E. S. Stacey,	296
7	E. D. Dyer,	296
9	& 11 S. Hiscock,	296
13	L. H. Gay,	296
15	M. Williams,	296
19	Davis & Robbins,	296
21	F. A. Pierce,	296
25	J. P. Squier & Co.,	296
27	G. W. Whittemore,	296
29	C. H. North,	296
31	R. Kimball,	296
35	N. Robbins & Son,	296
39	J. H. & A. Sumner,	296
43	D. Worthey,	296
45	O. Simonds,	296
	C. B. Rice,	
47	G. H. Simonds,	296
51	Holden, Bullard & Co.,	296
55	E. Rice,	296
59	Humphrey & Emerson,	296
63	Potter & Snow,	296
67	E. W. Davis & Co.,	296
71	J. D. Prindle,	296
75	J. F. Payson,	296
77	Webber & Copeland,	296
81	Chamberlin, Kimball & Doe,	296
85	Davis, Wiggin & Co.,	296
87	C. Gowen,	296
89	Hall & Chessman,	296
91	C. C. Long,	296
95	Winn, Rieker & Co.,	296
99	Hiland, Mackintosh & Co.,	296
101	I. Locke,	296
103	John Hill,	296
105	J. S. Mackintosh & Co.,	296
107	Kenny & Pierce,	235
109	James Hill,	296
113	T. Walker & Son,	296
121	T. Hamilton,	296
	Holbrook & Newcomb.	

Left Side.

4	Dyer & Frost,	296
8	S. B. Krogman,	296
12	C. S. Dunbar,	296
14	A. Learned,	296
16	W. Melvin,	296
18	J. Coggin,	296
20	J. Squire,	296
22	Slade & White,	296
24	S. F. Burt,	296
26	I. B. Atwood & Co ,	296
28	Flint & Richards,	296
30	George Bemis,	296
32	W. B. Hovey & Co.,	296
36	H. Lockwood,	296
40	H. Bird,	296
44	S. & H. Locke,	296
46	D. Heald,	296
48	H. L. Lawrence,	296
52	S. S. Learnard,	296
54	Russell & Kimball,	296
56	J. Pearson,	296
58	J. G. Sanderson,	296
60	Sherwin & Hayden,	296
64	I. S. Gross,	296

FIG. 46. FANEUIL HALL AND FANEUIL HALL MARKET, MECHANICS' FAIR, C. 1856

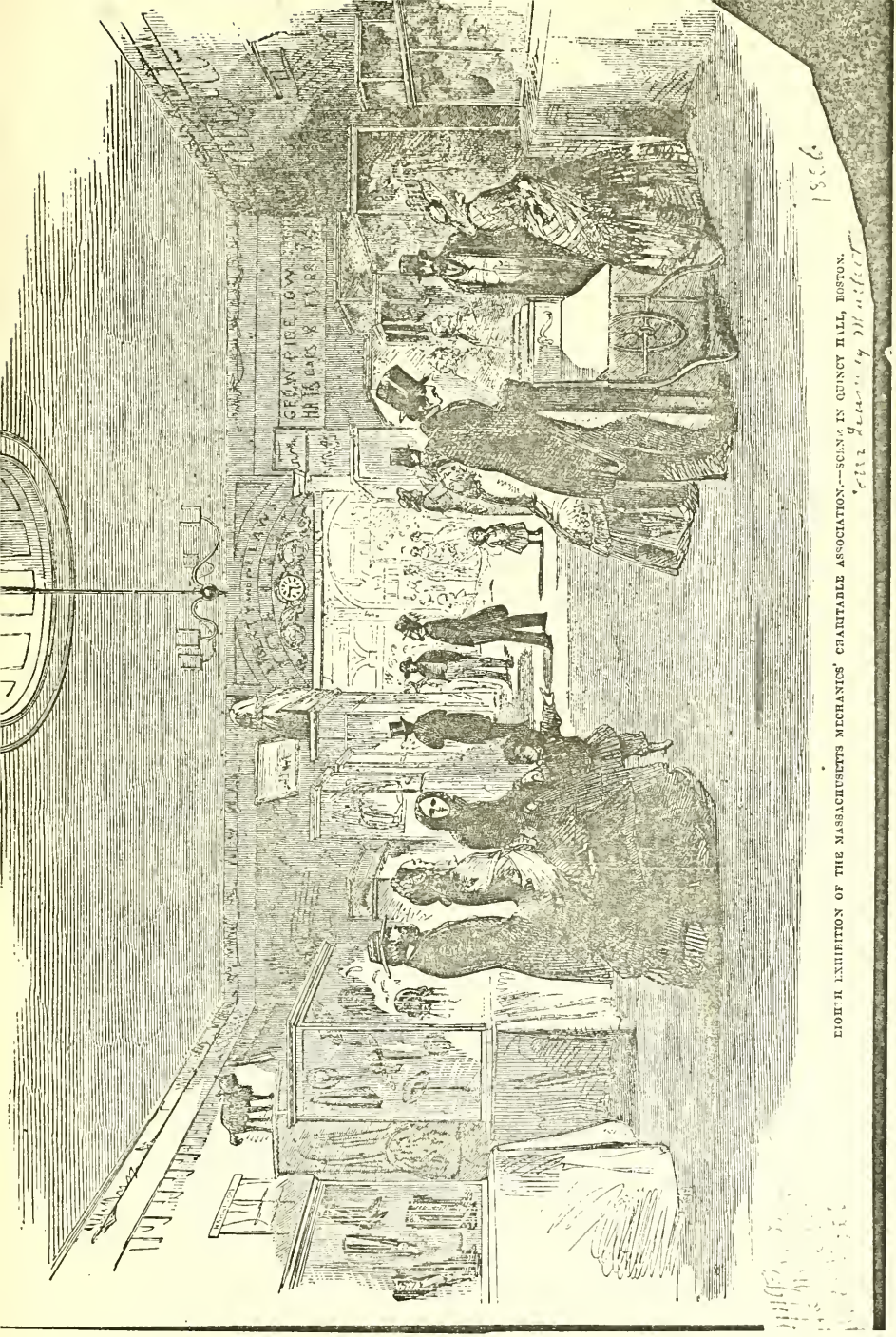


FIG. 47. FANEUIL HALL MARKET, INTERIOR, SECOND FLOOR, 8TH MECHANICS' FAIR, 1856

Engraving, Boston Athenaeum.

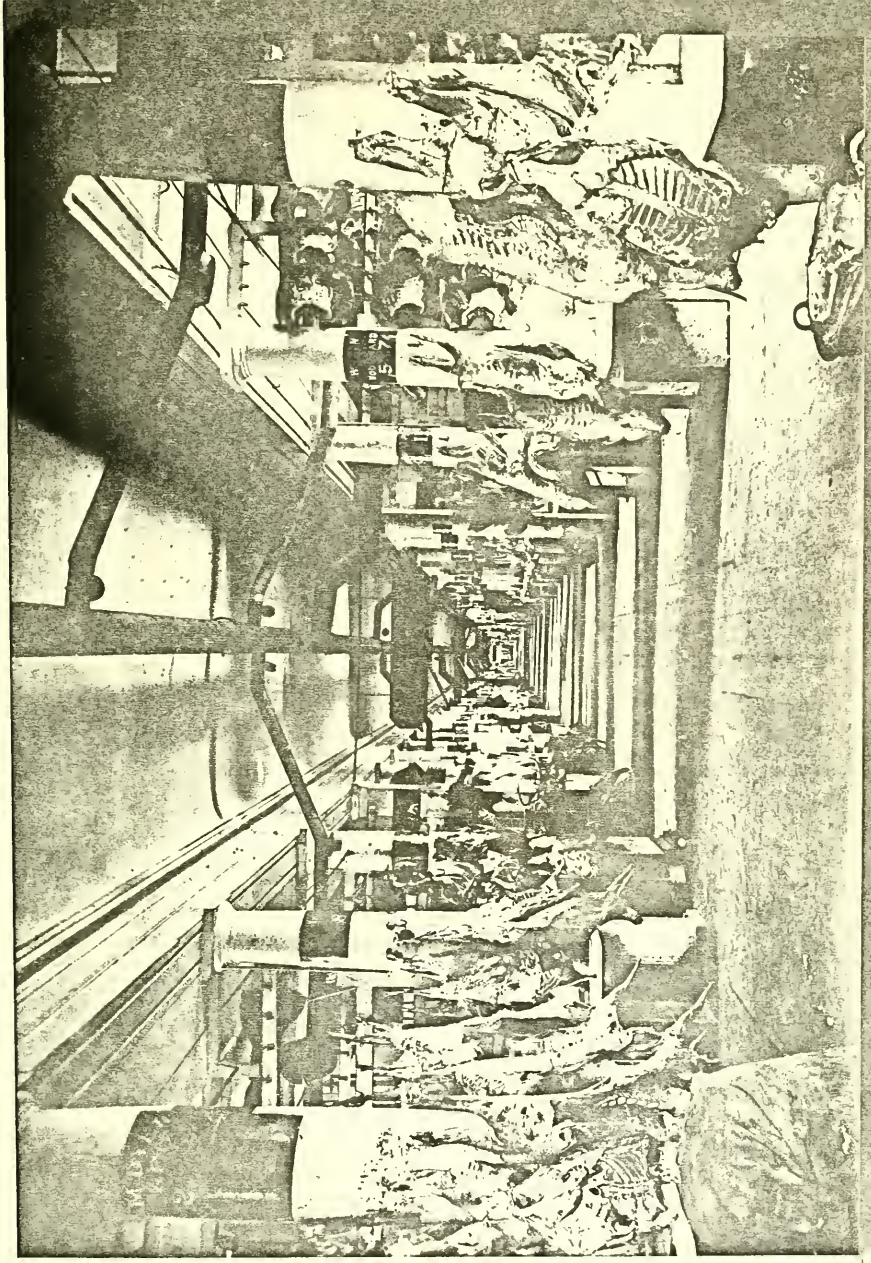


FIG. 48. FANEUIL HALL MARKET, INTERIOR, FIRST FLOOR

Photograph, c. 1890.

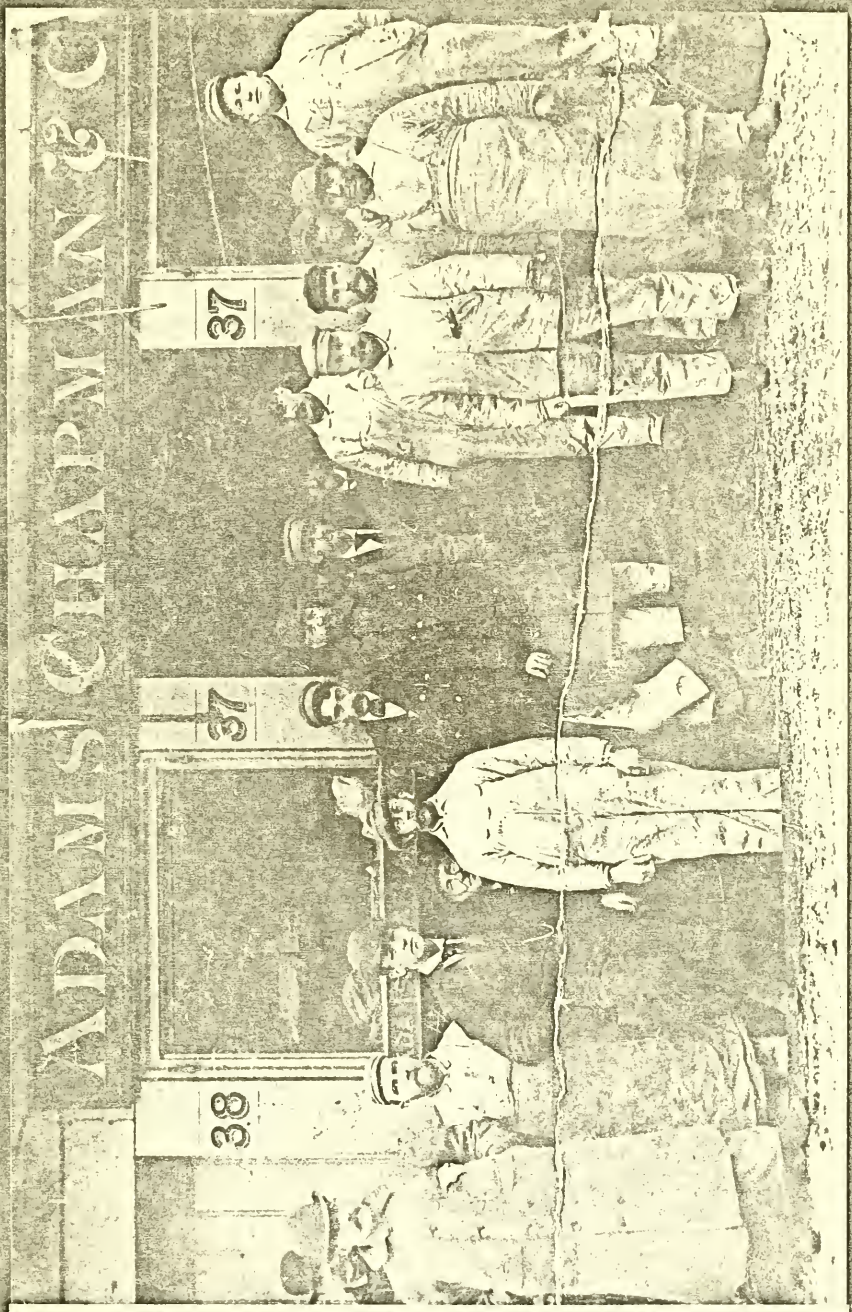


FIG. 49. #37 NORTH MARKET STREET

Photograph, 1895.

PHOTO CREDITS

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Figs. 3, 4, 15, 21, 35, 38, 39, 40, 41, 42, 43, 44, 45, 48 and 49	S. P. N. E. A., Boston
Figs. 1, 6, 7, 17, 18, 19, 20 and 22	Bostonian Society, Old Statehouse
Figs. 23, 25, 26 and 47	Boston Athenaeum
Figs. 24, 28, 29, 30, 31, 32, 33, 34, 36 and 37	Architectural Heritage, Inc., Boston
Figs. 14 and 27	Holman's Print Shop, Boston

Reference A25 H

Faneuil Hall Markets
Waterfront